

INDEPENDENT AUDIT NO. 4 – AUDIT REPORT



MOOREBANK PRECINCT WEST STAGE 3 (SSD 10431)

AUGUST 2023

Authorisation

Author name	██████████	Reviewer / approver name	██████████
Author position	Lead Auditor	Review position	Reviewer
Author signature	██████████	Reviewer / approver signature	██████████
Date	18/09/23	Date	18/09/23

Revision History

Revision	Date	Description
1.0	08/09/23	For issue
2.0	18/09/23	Final

Report Name: Independent Audit No. 4 – Audit Report, Moorebank Precinct West Stage 3 – SSD 10431

Project No.: 913

Prepared for:
LOGOS Property Group Consortium (LOGOS)
c/o Aspect Environmental Pty Ltd

Prepared by:
WolfPeak Pty Ltd

© Document copyright of WolfPeak Pty Limited.

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

CONTENTS

Executive Summary	5
1. Introduction	7
1.1 Project overview	7
1.2 Approval requirements.....	10
1.3 The audit team	10
1.4 The audit objectives.....	10
1.5 Audit scope.....	10
2. Audit methodology	12
2.1 Audit process.....	12
2.2 Audit process detail	12
2.2.1 Audit initiation and scope development.....	12
2.2.2 Preparing audit activities	12
2.2.3 Consultation	12
2.2.4 Meetings.....	12
2.2.5 Interviews	13
2.2.6 Site inspection	13
2.2.7 Document review.....	13
2.2.8 Generating audit findings.....	13
2.2.9 Compliance evaluation	14
2.2.10 Evaluation of post approval documentation	14
2.2.11 Completing the audit.....	15
3. Audit findings	16
3.1 Approvals and documents audited, and evidence sighted	16
3.2 Summary of compliance	16
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents	20
3.4 Summary of notices from agencies.....	20
3.5 Other matters considered relevant by the Auditor or DPE.....	20
3.6 Complaints	20
3.7 Incidents.....	20

3.8 Actual versus predicted impacts	21
3.9 Key strengths and environmental performance.....	21
4. Conclusion	22
5. Limitations	23
Appendix A – SSD 10431 Conditions of consent.....	24
Appendix B – Planning Secretary Agreement of Independent Auditors.....	68
Appendix C – Consultation Records	70
Appendix D – Site Inspection Photographs	73
Appendix E – Auditor Declaration	82
Appendix F – Attendance Register	84

EXECUTIVE SUMMARY

The Moorebank Precinct West (Stage 3) project (MPW3, or the Project), is a component of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Intermodal Precinct development. The Moorebank Intermodal Precinct (also referred to as the Moorebank Intermodal Freight Precinct or Moorebank Logistics Park (MLP) is located at Moorebank Avenue, Moorebank on approximately 220-hectare area of Commonwealth-owned land.

The MPW project involves the development of intermodal freight facilities linked to the interstate and intrastate freight-rail network and includes warehouse and distribution facilities, freight village and ancillary facilities, a rail connection to the Moorebank Precinct East (MPE) rail link connecting the MPW Site to the Southern Sydney Freight Line (SSFL) and a road entry and exit point from Moorebank Avenue.

The MPW development is a staged development, requiring a number of development consents over its duration. On 11 May 2021, the NSW Independent Planning Commission (the Commission or IPC) approved the development application for the MPW – Stage 3, SSD 10431 (MPW3), in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). LOGOS is the responsible body for developing and operating the Project.

This Audit Report presents the findings from the fourth independent audit (IA4) for the construction of MPW Stage 3 covering the period 16 February 2023 to 11 August 2023. The Independent Audit was undertaken in accordance with the State Significant Development SSD-10431 Condition of Consent (CoC) C42 and in accordance with *Independent Audit Post Approval Requirements, 2020* (IAPAR).

WolfPeak was engaged as the Independent Auditor and approved by the Department of Planning and Environment (the Department) on 27 June 2023. LOGOS has appointed J Wyndham Prince as the Project Managers, Georgiou Group as the Principal Construction Contractor, and McKenzie Group as the Certifier.

Works conducted during the audit period (16 February 2023 to 11 August 2023) include road works, asphaltting works, landscaping, footpaths and importing materials. The site inspection was conducted on 11 August 2023.

The overall outcome of the Independent Audit was positive. During the site inspection and interviews with personnel from J Wyndham Prince and Georgiou Group, all compliance records were well-organized and readily accessible. Relevant environmental and compliance monitoring records were regularly being gathered and reported as necessary, ensuring verification of compliance with statutory requirements and the broader environmental standards for the Project.

Summary of Findings

Relevant environmental and compliance monitoring records were collected and reported as required to provide verification of compliance to statutory requirements and the broader project environmental requirements. In summary:

- With regards to the status of the previous findings from the third Independent Audit, findings are considered closed.

- With regards to findings from the fourth Independent Audit
 - There were 149 CoCs assessed.
 - No non-compliances were identified.
 - Two observations were identified, which relate to the demonstration that fill has not been placed above the final land level under A12 and A14.
 - 98 CoCs were considered by the Auditor to be compliant.
 - 51 CoCs were considered by the Auditor to be not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the actions taken by the project team to address the audit findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit

1. INTRODUCTION

1.1 Project overview

The Moorebank Precinct West (Stage 3) project (MPW3, or the Project), is a component of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Intermodal Precinct development. The Moorebank Intermodal Precinct (also referred to as the Moorebank Intermodal Freight Precinct or Moorebank Logistics Park (MLP) is located at Moorebank Avenue, Moorebank, and is proposed to comprise an interstate, intrastate and port shuttle freight, and logistics handling facility for the Sydney Metropolitan Area.

The MPW development site is centred on an approximately 220-hectare area of Commonwealth-owned land, which is adjacent to the Southern Sydney Freight Line, the East Hills Rail Line, the M5 Motorway and Moorebank Avenue (as depicted in Figure 1).

The MPW development is a staged development, requiring a number of development consents over its duration. On 11 May 2021, the NSW Independent Planning Commission (the Commission or IPC) approved the development application for the MPW – Stage 3, SSD 10431 (MPW3), in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). LOGOS is the responsible body for developing and operating the Project.

The approval for the MPW Stage 3 (herein referred to as SSD 10431 or MPW3) involved the following works to the west of Moorebank Avenue:

- staged subdivision of the MPW site into nine allotments
- importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion
- establishment and use of a temporary construction work compound area in the southern portion of the MPW site
- ancillary works to facilitate establishment, access and servicing of the works compound and subdivision.

The general layout of the MPW3 development is shown in Figure 2 while the subdivision of lot shown in Figure 3.

LOGOS has engaged a number of parties to help construct the Project including the Project Managers J Wyndham Prince, who manage contractors and consultants responsible for construction. LOGOS has engaged Georgiou as the Principal Construction Contractor and TSA Management as the community engagement managers. Aspect Environmental act as LOGOS's representative on the Project.

These construction phases would occur over a 24-month period, depending on delivery of the MPW development more broadly. This Project aims to achieve a target of carrying 40 per cent of containerised traffic on rail to and from Port Botany to alleviate existing congestion on the road network around the site.

Works conducted during the audit period (16 February 2023 to 11 August 2023) include completion of Nashville Road, asphaltting works, landscaping, footpaths and importing materials. The site inspection was conducted on 11 August 2023.



Figure 1-1: Site Location

Figure 1 - The MPW Site Location (Source: MPW S2 S3 CEMP, Rev Q, SIMTA 2 December 2021)

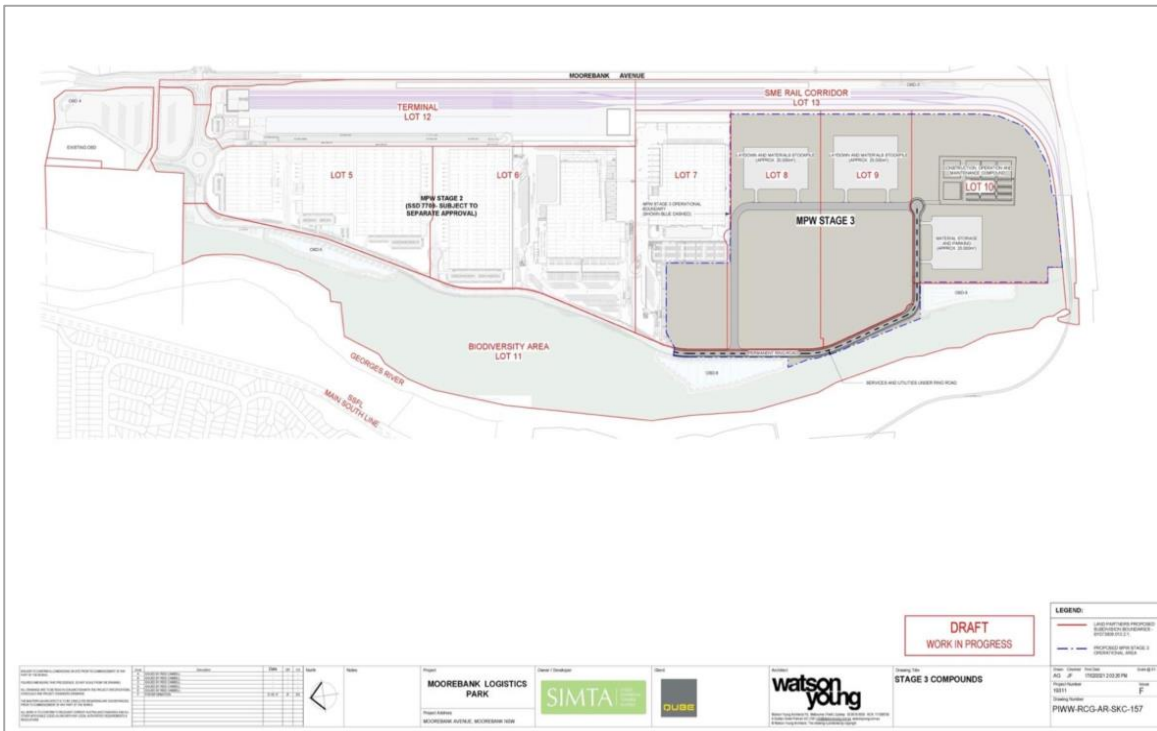


Figure 2 - MPW3 Site Layout (Source: MPW S2 S3 CEMP, Rev Q, SIMTA 2 December 2021)

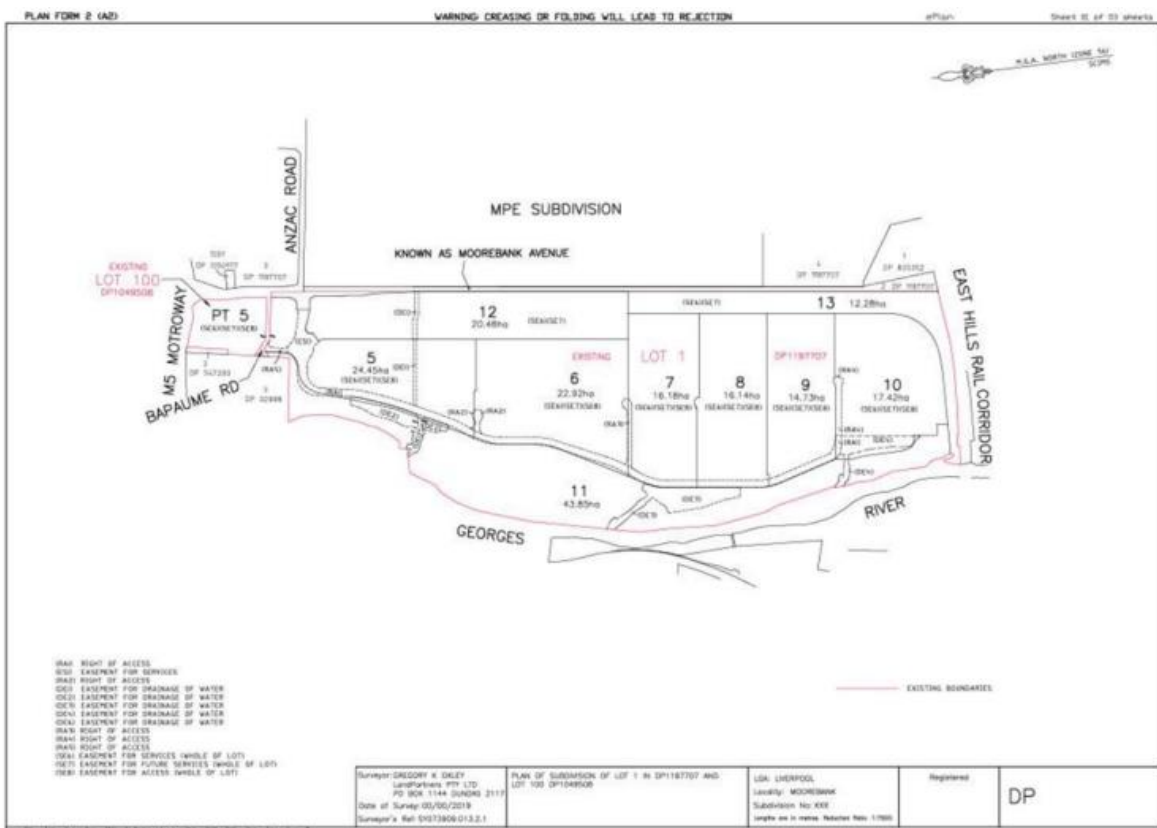


Figure 3 - Subdivision of Lot 1 in DP 1197707 (Source: Land Partners, 2020)

1.2 Approval requirements

The SSD 10431 Conditions of Consent (CoC) C41 – C46 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2018 document entitled Independent Audit Guideline Post Approval Requirements (IAPAR).

1.3 The audit team

In accordance with Schedule 2, CoC C41 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The auditors who performed the auditing works are shown on Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
Derek Low	WolfPeak	Lead Auditor	Bachelor of Environmental Management Master of Environmental Engineering Management Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283)

Approval of the Audit Team was provided by the Department on 27 June 2023. The letter is presented in Appendix B. Declaration of independence are presented in Appendix E.

1.4 The audit objectives

The objective of this independent audit is to satisfy SSD 10431 Schedule 2, CoC C42. CoC C42 states that:

Independent Audits of the development must be carried out in accordance with the Independent Post Approval Requirements.

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Independent Audit seeks to fulfil the requirements of CoC C 42, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This audit is the fourth Independent Audit (IA4) on MWP Stage 3 for the Project covering the period from 16 February 2023 to 11 August 2023 (the audit period).

The scope of the Independent Audit comprises:

- an assessment of compliance with:

- all conditions of consent applicable to the phase of the development that is being audited
- all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
- all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997 or as otherwise agreed by the Secretary.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
 - feedback received from the Department, and other agencies and stakeholders, on the environmental performance of the project during the audit period.
- A review of the status of implementation of previous Independent Audit findings, recommendations, and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* and the methodology set out in the Department’s IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the Auditee
- Confirm the audit team
- Confirm the audit purpose, scope, and criteria.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

2.2.3 Consultation

On 19 July 2023 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The consultation records are attached in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 2.

Table 2: Key issues and areas of focus raised during consultation

Stakeholder	Issue and Focus	How Addressed
Department of Planning and Environment	The Department requested consultation with the project’s Community Consultative Committee and Liverpool City Council.	Consultation notices were sent to the required parties.
Community Consultative Committee	Consultation was sent on 27 July 2023 to CCC, no response was received.	N/A
Liverpool City Council	Consultation was sent on 27 July 2023 to Liverpool City Council, no response was received.	N/A

2.2.4 Meetings

Opening and closing meetings were held on 11 August 2023 with the Auditor and Project Personnel at Aspect temporary office along Moorebank Road.

During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

During the site inspection and document review, key personnel involved in the Project delivery, including those with responsibilities for environmental management, who could assist with verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed request for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 3.

Table 3: Personnel interviewed during the audit

Personnel	Position	Company
Daryle McKone	Associated Director (LOGOS Representative)	Aspect Environmental
Neda Yousefi	Consultant	Aspect Environmental
David Lamb	Environmental Advisor	Georgiou Group
Joshua O'Connell	Environmental Officer	Georgiou Group
Simon Fisher	Georgiou Enviro Manager	Georgiou Group
Jack Azzopardi	Assistant Project Engineer	J. Wyndham Prince
Jacob Tupper	Superintendent Representative	J. Wyndham Prince

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures.

The site inspection was conducted on 11 August 2023 and detailed observations were discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix D.

2.2.7 Document review

The audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance table presented in Appendix A.

2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents, and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities, and processes.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, as shown in Table 4 below.

Table 4: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 10431 applicable to the works being undertaken, and selected commitments from the CEMP and associated sub-plans.

The primary documents reviewed prior to and after the site visit are as follows:

- Moorebank Precinct West - Stage 3 Proposal Environmental Impact Statement – (SSD10431), Aspect Environmental, 24 April 2020 (the EIS)
- Moorebank Precinct West - Stage 3 Response to Submissions – SSD 10431, Aspect Environmental, 21 August 2020 (the RtS)
- Development Consent SSD 10431, 11 May 2021 (the Consent)
- Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 2 December 2022
- Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 7 September 2022
- Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17 December 2021 (the CNVMP)
- Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30/11/21 Rev. 18 – no update with this plan during the audit period
- Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29 June 2021 (the ERP, incorporating the FERSP).

The evidence sighted against each requirement is detailed within Appendix A.

3.2 Summary of compliance

This section including Table 5, presents the status of the previous audit findings. Table 6 presents the summary of compliance and recommended actions in response to each of the findings from this Independent Audit. Detailed findings against each requirement are presented in Appendix A.

In summary:

- With regards to the status of the previous findings from the third Independent Audit (IA3), findings are considered closed.
- With regards to findings from the fourth Independent Audit
 - There were 149 CoCs assessed.
 - No non-compliances were identified.
 - Two observations were identified, which relate to the demonstration that fill has not been placed above the final land level under A12 and A14.

- 98 CoCs were considered by the Auditor to be compliant.
- 51 CoCs were considered by the Auditor to be not triggered.

Table 5: Status of audit findings that were open at the time of completing the third Independent Audit

Item	Reference	Category	Condition / Requirement	Finding	Recommended or completed action	By whom and by when	Status
IA3_1	B12	Observation	<p>For the duration of the works until 6 months after the completion of construction, or as agreed with the Planning Secretary, the approved ER must:</p> <p>i) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department's Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.</p>	<p>Observation: Based on the numerous extensions request made by the ER to submit the ER Monthly Reports, an opportunity for improvement to submit the ER reports on time is raised.</p>	<p>Submission of the Environmental Representative Monthly Reports to be within the timeframe every 7th of the Month.</p>	<p>Project ER (Pitt and Sherry)</p>	<p>CLOSED</p> <p>Monthly Reports have been submitted within the required timeframes. Refer Appendix A.</p>
IA3_5	A16	Observation	<p>Prior to the commencement of fill importation, the Applicant is to prepare a Fill Importation Management Plan for the approval of the Planning Secretary. The Fill Importation Management Plan must:</p> <ol style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person; b) include details of how the Applicant will comply with the requirements of the conditions of this consent relating to fill importation and fill placement; c) require any fill imported on site to be logged/tracked per truck load; d) provide a conversion rate for the conversion of fill in cubic metres to and from tonnes; e) include a template for an Imported Fill Tracking Register, to be throughout the construction period, which includes: <ol style="list-style-type: none"> i. date and time in and time out of trucks importing fill to the site; ii. details of truck registration and haulage company; iii. source of imported fill; iv. material type and classification; v. details of the statement of compliance with relevant approval criteria; vi. volume of imported fill in tonnes; vii. location of stockpiled imported fill; viii. location of final destination of imported fill; and ix. details of any sampling performed for purposes of certification. 	<p>Observation: The proposed Import Fill Tracking Register included in Appendix A of the Fill Importation Management Plan (Rev. C) dated 1 November 2022 does not include the following details:</p> <ol style="list-style-type: none"> i. 'time out' of trucks importing fill to the site <p>The Auditor also observes that at the time of writing this Report the Project is only importing fill under SSD 7709 (and not this consent), and that the Fill Importation Management Plan has not yet been approved by the DPE.</p>	<p>Update the Fill Importation Management Plan to address the required information.</p>	<p>LOGOS</p> <p>Prior to commencement of fill importation under SSD 10431.</p>	<p>CLOSED</p> <p>Fill Importation Management Plan for MPW3 was updated on 20/03/23 and include the 'time out' of trucks importing fill to the site.</p> <p>Fill importation under MPW3 commenced on 14/06/23.</p>

Table 6: Findings and recommendation from the fourth Independent Audit

Item	Reference	Category	Condition / Requirement	Finding	Recommended or completed action	By whom and by when	Status
IA4_1	A12	Observation	<i>In addition to the other conditions of this consent, nothing in this consent permits the Applicant to stockpile or otherwise receive imported fill material beyond the amounts or volumes permitted under this or any other development consent, or place fill above the final land level or finished surface levels permitted under this or any other development consent.</i>	<p>Observation: The auditor requested for evidence to demonstrate that fill has not been placed above the final land level or finished surface levels instead provided notation that :</p> <p>“An updated survey was required prior to import under MPW 3. This survey has been provided. Note that the only areas that have been finished to Finished surface level are roadways, INTS, warehouses 1, 2, 5 and 6. However, due to infrastructure works there could be stockpiles in these locations. The balance of the areas will have stockpiles and areas to be cut back.”</p>	Ensure that all permanent fill placements do not exceed the final land level or finished surface levels.	LOGOS Prior to placement of structural fill or permanent surfaces.	OPEN
IA4_2	A14	Observation	<i>For the avoidance of doubt, nothing in this consent enables the finished surface level of any filled section of the site to exceed 16.6 m AHD.</i>	<p>Observation: The auditor requested for evidence to demonstrate that fill has not been placed above the final land level or finished surface levels instead provided notation that :</p> <p>“An updated survey was required prior to import under MPW 3. This survey has been provided. Note that the only areas that have been finished to Finished surface level are roadways, INTS, warehouses 1, 2, 5 and 6. However, due to infrastructure works there could be stockpiles in these locations. The balance of the areas will have stockpiles and areas to be cut back.”</p>	Ensure that all permanent fill placements do not exceed the final land level or finished surface levels.	LOGOS Prior to placement of structural fill or permanent surfaces.	OPEN

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents was determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document; and
- Whether there are any opportunities for improvement.

The implementation of the CEMP and sub-plans were verified during the site inspection and records review as detailed in Appendix A.

Based on the evidence presented during the audit and the condition of the site during the inspection it is the Auditor's opinion that the management plans are adequate, implemented and maintained for the works being undertaken.

3.4 Summary of notices from agencies

To the Auditors knowledge no other formal notices were issued by the Department or the EPA during the audit period.

3.5 Other matters considered relevant by the Auditor or DPE

The Auditor has no other matters considered relevant beyond the findings presented elsewhere in Section 3 of this Report.

3.6 Complaints

A complaints register is being maintained for the entire MLP development. Complaints in the register presented are not specific to the MPW Stage 3 Project. (i.e.: a complaint would be raised about the broader development, rather than any activity associated with the Project and LOGOS would investigate accordingly).

The sighted register is up to date as of July 2023. Four (4) complaints were received during the audit period across the entire MLP development, which were related to issues such as dust generation, noise, traffic congestion, and vehicle damage while driving on Moorebank Avenue. All of these complaints were investigated and considered by the auditees to be closed. The auditee advised that none of these complaints relate to MPW Stage 3.

The publicly available complaints register is available on the Project website:

<https://simta.com.au/project-wide/>

3.7 Incidents

The Project has not identified any incidents as defined by the Consent during the audit period.

3.8 Actual versus predicted impacts

Predicted outcomes associated with the construction of the Project are described in Chapters 7 – 17 of the Moorebank Precinct West Stage 3, Environmental Impact Statement SSD 10431, 24 April 2020 (the EIS), Section 6 of the Moorebank Precinct West – Response to Submissions, SSD 10431, 21 August 2020 (the RtS).

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and REMMs, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this IA3. Any such comparison is qualitative only.

In considering whether the actual impacts were consistent with those predicted in the EIS the Auditor considered:

- The scale and complexity of works conducted under the SSD 10431 consent during the audit period
- the degree compliance with the CoCs
- the degree of implementation of the management plans
- the condition of the site during the site inspection (including whether works had extended beyond the approved boundary)
- the degree of compliance and environmental performance as identified by the Environmental Representative through review of the Monthly Reports
- the number and type of complaints received during the audit period (noting that these are recorded for the Moorebank Logistics Park as a whole), and
- the number and type of incidents recorded.

Therefore, based on the works being undertaken, the fact that they are confined to within the Project boundary, and that there have been no recorded incidents or complaints, the Auditor is of the view that the impacts are generally consistent with that identified in the EIS.

3.9 Key strengths and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the LOGOS, with the following strengths demonstrated in their compliance management:

- The compliance records were well organised and available at the time of the site inspection and interview with key project personnel
- Relevant environmental and compliance monitoring records were collected and reported as required to provide verification of compliance to statutory requirements and the broader project environmental requirements; and
- no environmental issues raised during the site inspection, all mitigation measures were implemented and maintained. Refer to photos in Appendix D.

4. CONCLUSION

This Audit Report presents the finding from the fourth Independent Audit on MPW Stage 3 of the project covering the audit period from 16 February 2023 to 11 August 2023.

The overall outcome of the audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel.

In summary:

- With regards to the status of the previous findings from the third Independent Audit, findings are considered closed.
- With regards to findings from the fourth Independent Audit
 - There were 149 CoCs assessed.
 - No non-compliances were identified.
 - Two observations were identified, which relate to the demonstration that fill has not been placed above the final land level under A12 and A14.
 - 98 CoCs were considered by the Auditor to be compliant.
 - 51 CoCs were considered by the Auditor to be not triggered.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.



APPENDIX A – SSD 10431 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status															
SCHEDULE 2																			
PART A: ADMINISTRATIVE CONDITIONS																			
Obligation to Minimise Harm to the Environment																			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table. Site inspection and interview with auditees 11/08/2023	Based on the evidence sighted environmental measures have been implemented to prevent or minimise harm to the environment. Environmental inspections have been conducted by the ER and monthly reports submitted to the DPE reporting the environmental performance of the project.	Compliant															
Terms of Consent																			
A2	The development may only be carried out: <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally, in accordance with the EIS and Response to Submissions; d) generally, in accordance with the management and mitigation measures in Appendix 3; e) in accordance with the approved subdivision plans in the table below: <table border="1" data-bbox="329 1094 997 1276"> <thead> <tr> <th colspan="3">Plan of Subdivision prepared by LandPartners Pty Ltd</th> </tr> <tr> <th>Dwg No.</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03</td> <td>01/07/2020</td> </tr> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03</td> <td>01/07/2020</td> </tr> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03</td> <td>01/07/2020</td> </tr> </tbody> </table>	Plan of Subdivision prepared by LandPartners Pty Ltd			Dwg No.	Name of Plan	Date	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020	Evidence referred to elsewhere in this Audit Table. SSD Conditions approved by DPE 11/05/2021 Environmental Impact Statement, Moorebank Precinct West Stage 3, dated 24/04/20 Response to Submissions, Moorebank Intermodal Precinct West - Stage 3 (SSD-10431), dated 05/06/20 Site inspection and interview with auditees 11/08/2023	The overall outcome of this IA4 indicated that compliance was proactively tracked by the LOGOS and the development has been conducted in compliance with the SSD conditions. No environmental issues were raised during the site inspection conducted 11/08/23 and mitigation measures from the CEMP and sub-plans appeared to be implemented and maintained. Refer to photos in Appendix D. No Modifications for the SSD conditions have been requested. No non-compliances were identified.	Compliant
Plan of Subdivision prepared by LandPartners Pty Ltd																			
Dwg No.	Name of Plan	Date																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03	01/07/2020																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020																	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	Site inspection and interview with auditees 11/08/2023	The Project team is not aware of any directions from the Secretary.	Not Triggered															
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) to A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) to A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview with auditees and site inspection 11/08/23	Noted. This Independent Audit has assessed compliance with the conditions of consent and the most recent version of any document listed in A2.	Compliant															
Limits of Consent																			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Site inspection and interview with auditees 11/08/2023	The Project team advised that the notified date of commencement of activities was 13/11/21.	Compliant
A6	Nothing in this consent permits the removal of vegetation. All vegetation removed on the site must be undertaken in accordance with the requirements of MPW Stage 2 (SSD 7709).	Site inspection and interview with auditees 11/08/2023	No vegetation has been cleared under MPW Stage 3 (MPW3). This was addressed/cleared as part of the MPW Stage 2 (MPW2).	Not Triggered
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Imported fill register, current to 10/08/23</p> <p>Sydney Metro West Eastern Tunnelling Spoil Exemption and Order, June 2023</p> <p>Letter 13/01/2023 JBS&G-VC re: Excavated Natural Material (ENM) Classification, 343 Milperra Road and 100 Airport Avenue, Bankstown Aerodrome, NSW</p> <p>Letter 28/03/2023 JB&S-VC re: Virgin Excavated Natural Material Classification (VENM): OSD Excavation Footprint, Eastern Portion, 100L Airport Avenue, Bankstown Aerodrome, NSW</p> <p>Waste Classification Certificate E1 Dec. Ref E25626.E05.005.Rev1-Willoughby 19/05/2023 issued to Walter Projects Pty Ltd (WPPL) issued by EIAustralia</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report V1f- C1 Tunnel Stockpiled Materials M6 Stage 1, Arncliffe, NSW 02/03/2022 by ADE Consulting Group</p> <p>Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 - The M6 Stage 1 (hard ground) tunnel spoil exemption February 2022 issued by EPA</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - M6 Stage 1, C1, Corner of Flora and Marsh Street, Arncliffe, NSW 24/10/2022 by ADE Consulting Group</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - C2 Tunnel Stockpiled Materials M6 Stage 1, C2 RMS Depot, 400 West Botany St Rockdale, NSW 25/10/2022 by ADE Consulting Group</p> <p>Letter 26/08/2022 Tetra Tech- CPBC re: M6 Motorway Stage 1: Rockdale Construction Ancillary Facility (C2) Shaft – Natural Soil Inspection</p> <p>Material Characterisation Assessment for Nominated Stockpiled Material at 2 Cambridge Avenue Glenfield, 2/02/2023 by Geotest Services</p> <p>Waste Analysis & Classification Report - Five Dock Construction Site, Sydney Metro West, Central Tunnelling Package, Five Dock 21/10/2022 by ADE Consulting</p>	<p>Material imported to under MPW3 has been VENM, ENM or tunnel spoil from Sydney Metro, M6 Stage 1, Glenfield Waste Services (VENM), Lane Cove (VENM), Bankstown Airport (VENM), Willoughby (VENM).</p> <p>The imported VENM, ENM, or tunnel spoil underwent the necessary waste classification and compliance requirements. This process was documented through the issuance of a Waste Classification Certificate, Compliance Assessment, and RRO.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Tunnel Spoil RRO Compliance Report - Sydney Metro West (Eastern Tunnelling Package), 26 O'Connell Street, 29/06/2023 by ADE Consulting</p> <p>Letter 22/06/2023 EPA-JCGJV re: The Sydney Metro West (Eastern Tunnelling Package) tunnel spoil order and exemption June 2023</p> <p>Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014-The Sydney Metro West (Eastern Tunnelling Package) tunnel spoil exemption June 2023 issued by EPA on 22/06/2023</p> <p>Waste Classification Assessment – Residential Development Lane Cove North 3/04/2023 by Asset Geotechnical</p> <p>Routine Tunnel Spoil Compliance Assessment TBM02-JUNE23MAC Stockpile - Bays Station, Port Access Road, Rozelle 27/06/2023 by ADE Consulting</p>		
A8	Importation of imported fill must not exceed a total of 13,000m ³ of material per day across this development, MPW Stage 2 (SSD 7709) and MPE Stage 2 (SSD 7628) on the same day.	Daily Import register, current to 03/08/23, CARAS	CARAS tracks daily weights via the weighbridge on Chatham Avenue. The largest daily import was 10,438 tons (equivalent to 4,744m ³).	Compliant
A9	<p>Prior to physical commencement of work under this consent, the Applicant is required to modify the following development consents by replacing "22,000 m³" wherever occurring with "13,000 m³" in:</p> <p>a) condition A9 of SSD 7709; and</p> <p>b) condition B56(a) of SSD 7628.</p>	<p>Letter Aspect to the IPC, 19/07/21 (modification of MPW2)</p> <p>Letter Aspect to the IPC, 19/07/21 (modification of MPE2)</p>	Noted. The consents were modified on 19/07/21.	Compliant
A10	The total volume of uncompacted fill to be imported for compaction up to final land level must not exceed 280,000m ³ . This volume is additional to the 1,600,000m ³ of uncompacted fill permitted to be imported to site under the MPW Stage 2 (SSD 7709) consent and may only be imported once importation of the volume permitted under the MPW Stage 2 (SSD 7709) consent is complete.	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Imported fill register, current to 10/08/23</p> <p>Daily Import register, current to 03/08/23, CARAS</p>	The material import registers identify a total import of 223,189 tons (equivalent to 101,449m ³) under MPW3 to date.	Compliant
A11	The total volume of structural fill to be imported for warehouse pad completion under this consent must not exceed 540,000m ³ . Prior to the importation of structural fill for any given area of the site, the Applicant is to provide the ER and the Planning Secretary with a report prepared by a suitably qualified and experienced engineer outlining the volume of structural fill it proposes to both receive and emplace on that given area of the site. The Applicant may not at any time possess on site a volume of structural fill material that exceeds the volume that the Applicant proposes to be emplaced on site in the next 6 months	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Imported fill register, current to 10/08/23</p> <p>Daily Import register, current to 03/08/23, CARAS</p>	The material import registers identify a total import of 223,189 tons (equivalent to 101,449m ³) under MPW3 to date. According to the auditees this fill is not structural fill and to date is being used to achieve design levels.	Compliant
A12	In addition to the other conditions of this consent, nothing in this consent permits the Applicant to stockpile or otherwise receive imported fill material beyond the amounts or volumes permitted under this or any other development consent, or place fill above the final land level or finished surface levels permitted under this or any other development consent.	<p>Interview with auditees 11/08/23</p> <p>LPWPIW, MAUW & INTS: Independent Verification of Imported Fill Progress Report from CARAS dated 06/08/23</p> <p>Imported fill register, current to 10/08/23</p> <p>Daily Import register, current to 03/08/23, CARAS</p>	<p>The total import of uncompacted fill for MPW2 prior to switching to MPW3 import was ~1,599,438m³.</p> <p>The material import registers identify a total import of 223,189 tons (equivalent to 101,449m³) under MPW3 to date.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>MPW Stage 2 Site Boundary with current site levels by Aspect</p> <p>MPW Stage 2 Site Boundary with current site levels GDA94 / MGA zone 56 1:2000 at A4 by Aspect</p> <p>Independent Verification of Imported Fill, 06/08/2023 by Aspect</p>	<p>Observation: The auditor requested for evidence to demonstrate that fill has not been placed above the final land level or finished surface levels instead provided notation that : <i>“An updated survey was required prior to import under MPW 3. This survey has been provided. Note that the only areas that have been finished to Finished surface level are roadways, INTS, warehouses 1, 2, 5 and 6. However, due to infrastructure works there could be stockpiles in these locations. The balance of the areas will have stockpiles and areas to be cut back.”</i></p> <p>Recommendation: Ensure that all permanent placement of fill is not above the final land level or finished surface levels.</p>	
A13	<p>Only one crushing plant is to operate at any one time across the MPW site (i.e., under either MPW Stage 2 consent or the conditions of this consent). Any crushing plant operated as part of MPW Stage 3 can only be operated once any existing crushing plant operated as part of MPW Stage 2 (SSD 7709) has been decommissioned.</p>	<p>Interview with auditees and site inspection 11/08/23</p>	<p>One (1) crusher is present on site to service all MPW. It has not been used on MPW3 to date.</p>	Not Triggered
A14	<p>For the avoidance of doubt, nothing in this consent enables the finished surface level of any filled section of the site to exceed 16.6 m AHD.</p>	<p>Interview with auditees 11/08/2023</p> <p>LPWPIW, MAUW & INTS: Independent Verification of Imported Fill Progress Report from CARAS dated 06/08/23</p> <p>Imported fill register, current to 10/08/23</p> <p>Daily Import register, current to 03/08/23, CARAS</p> <p>MPW Stage 2 Site Boundary with current site levels by Aspect</p> <p>MPW Stage 2 Site Boundary with current site levels GDA94 / MGA zone 56 1:2000 at A4 by Aspect</p> <p>Independent Verification of Imported Fill, 06/08/2023 by Aspect</p>	<p>The total import of uncompacted fill for MPW2 prior to switching to MPW3 import was ~1,599,438m3.</p> <p>The material import registers identify a total import of 223,189 tons (equivalent to 101,449m3) under MPW3 to date.</p> <p>Observation: The auditor requested for evidence to demonstrate that fill has not been placed above the final land level or finished surface levels instead provided notation that : <i>“An updated survey was required prior to import under MPW 3. This survey has been provided. Note that the only areas that have been finished to Finished surface level are roadways, INTS, warehouses 1, 2, 5 and 6. However, due to infrastructure works there could be stockpiles in these locations. The balance of the areas will have stockpiles and areas to be cut back.”</i></p> <p>Recommendation: Ensure that all permanent placement of fill is not above the final land level or finished surface levels.</p>	Compliant
A15	<p>Prior to the commencement of fill importation or fill placement, the Applicant is to engage a suitably qualified and independent person or persons to conduct an audit of:</p> <ul style="list-style-type: none"> a) the amount of fill (whether unconsolidated, consolidated or structural) brought to the site to date; b) where fill has been used on site, including an aerial plan clearly indicating the location and boundary of the placed fill relevant to its respective consent; c) for what purpose, all fill has been used; d) how all fill use is justified under existing development consents applying to the land; and e) current site levels. 	<p>Interview with auditees 11/08/2023</p> <p>Letter dated 16/09/22 DPE – Aspect Environmental P/L re: Appointment of suitably qualified independent person under condition A15</p> <p>Fill Importation Audit Report, ErSed, 17/05/23</p> <p>Letter 24/05/23 DPE - Aspect, re: approval of Fill Importation Audit Report</p>	<p>DPE granted approval for the suitably qualified and independent person under condition A15 – Mr. Carl Vincent on 16 September 2022. An audit was completed on 17/05/23 and approved by the Department on 24/05/23.</p> <p>Fill importation under MPW3 commenced on 14/06/23.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	The suitably qualified and independent person or persons are to be approved by the Planning Secretary prior to the conduct of the audit. Fill importation or fill placement must not commence until the Planning Secretary approves the audit.			
A16	<p>Prior to the commencement of fill importation, the Applicant is to prepare a Fill Importation Management Plan for the approval of the Planning Secretary. The Fill Importation Management Plan must:</p> <ol style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person; b) include details of how the Applicant will comply with the requirements of the conditions of this consent relating to fill importation and fill placement; c) require any fill imported on site to be logged/tracked per truck load; d) provide a conversion rate for the conversion of fill in cubic metres to and from tonnes; e) include a template for an Imported Fill Tracking Register, to be throughout the construction period, which includes: <ol style="list-style-type: none"> I. date and time in and time out of trucks importing fill to the site; II. details of truck registration and haulage company; III. source of imported fill; IV. material type and classification; V. details of the statement of compliance with relevant approval criteria; VI. volume of imported fill in tonnes; VII. location of stockpiled imported fill; VIII. location of final destination of imported fill; and IX. details of any sampling performed for purposes of certification. 	<p>Interview with auditees 11/08/2023</p> <p>Material Import Tonnages.xls, current to Feb 2023 from CARAS Weight Bridge tracking program (from 18/8/2022 to 11/02/2023)</p> <p>Fill Importation Management Plan for MPW3, 20/03/23</p> <p>Post Approval Lodgment Plan submitted to DPE on the 4/11/2022</p> <p>Pitt & Sherry (ER) endorsement letter on the 2/11/2022</p> <p>Letter 24/05/23 DPE - Aspect, re: approval of Fill Importation Audit Report</p>	<p>Fill Importation Management Plan has been developed and was updated on 20/03/2023 to Rev. D.</p> <p>Pitt & Sherry (ER) endorsement letter on the 2/11/2022 for MPW3 importation management Plan indicating the Plan is consistent with the requirements in or under the consent. The Plan was approved by the Department on 26/04/23.</p>	Compliant
A17	Fill importation must not commence until the Planning Secretary approves the Fill Importation Management Plan. The Applicant is to implement the Fill Importation Management Plan as approved by the Planning Secretary from time to time.	<p>Fill Importation Management Plan for MPW3, 20/03/23</p> <p>Letter DPE to Aspect, 26/04/23 (DPE approval of Fill Importation Management Plan).</p> <p>Imported fill register, current to 10/08/23</p> <p>Daily Import register, current to 03/08/23, CARAS</p>	The Fill Importation Management Plan was approved by the Department on 26/04/23. Fill importation under MPW3 commenced on 14/06/23.	Compliant
A18	The Applicant must fill out the Imported Fill Tracking Register throughout the entire construction period. All details recorded in the Imported Fill Tracking Register must be provided to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	<p>Imported fill register, current to 10/08/23</p> <p>Daily Import register, current to 03/08/23, CARAS</p>	Fill importation is being tracked continuously. To the Auditor's knowledge the Department or EPA have not requested a copy of the register.	Compliant
A19	The Applicant must engage an independent person to verify the Imported Fill Tracking Register on a weekly basis and prepare and submit weekly reports on	Interview with auditees 11/08/2023	The Fill Importation Management Plan identifies the criteria for the independent person (CARAS) to verify the fill tracking	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	this verification to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	Letter DPE to Aspect, 26/04/23 (DPE approval of Fill Importation Management Plan). LPWPIW, MAUW & INTS: Independent Verification of Imported Fill Progress Report register and Report dated 06/08/23	register. The fill importation management plan was approved on 26/04/23, Independent Verification of Imported Fill Progress Reports are being prepared by CARAS. The auditees advise that the Department and EPA have not requested copies of the reports.	
A20	No construction (including but not limited to clearing and maintenance access, stockpiling or other earthworks) is permitted within the riparian corridor and signs must be provided along the adjacent boundary fence to this effect.	Site inspection 11/08/2023 PIWW-RCG-AR-DWG-0101 – Issue L 4/3/2021 Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).	The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52). Flagging was installed see photo in Appendix D. Post Approval MPW Master Plan Drawing 4/3/2021 Issue L is in the process of being updated. Sighted induction presentation including delineation zones.	Compliant
A21	No works in the riparian corridor outside the site are permitted under this approval and signs must be provided along the adjacent boundary fence to this effect.	Site inspection 11/08/2023 PIWW-RCG-AR-DWG-0101 – Issue L 4/3/2021 Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).	The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52). Flagging was installed see photo in Appendix D. Post Approval MPW Master Plan Drawing 4/3/2021 Issue L is in the process of being updated. Sighted induction presentation including delineation zones.	Compliant
Prescribed Conditions				
A22	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: <ul style="list-style-type: none"> • compliance with the BCA. • erection of signs (not relevant) • residential building work (not relevant) • entertainment venues (not relevant) • signage for max number of persons for entertainment purposes (not relevant), and • shoring and adjoining properties (not relevant). A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No Construction Certificate was issued during this audit period.	Compliant
Planning Secretary as Moderator				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A23	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 11/08/2023	The auditees are not aware of any disputes with public authorities.	Not Triggered
Evidence of Consultation				
A24	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> I. the outcome of that consultation, matters resolved and unresolved; and II. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP	The Construction Traffic and Access Management Plan (CTAMP) for Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, was the only document that required consultation. Appendix A of the CTAMP includes details of the consultation undertaken between the Project, Liverpool City Council, community, Department of Defense and TfNSW.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A25	The Applicant may: <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development) 	Interview with auditees 11/08/2023 Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP) Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30/11/21 Rev. 18 – no update with this plan during the audit period Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) – no update with this plan during the audit period Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol) Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP	During this audit period, the CEMP and its sub-plans were updated and approved by the Department on 02/05/2023, while the CTAMP was approved on 28/06/2023. The update on the CEMP and sub-plans was based on the additional comments from the Environmental Review (ER) process. These updates were made following the endorsement of the Environmental Review, and the revised documents were submitted to the Department. The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Compliant
A26	Any strategy, plan or program prepared in accordance with condition A25, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 11/08/2023	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19. The MPW3 plans have been approved by the DPE prior to commencement of construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A27	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 11/08/2023	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
A28	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 11/08/2023	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19. The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since their initial approval	Not Triggered
A29	Nothing in the conditions of this consent permits the staging of construction works. Note 1: Staging of subdivision is permitted — see for example Part D of Schedule 2 of this consent. Note 2: Nothing in this condition precludes the phasing of works, such as that outlined in Appendix D of the Response to Submissions.	Interview with auditees 11/08/20 23	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there has been no aggregation of plans. Refer B19.	Not Triggered
Structural Adequacy				
A30	All new buildings and structures, and any alterations or additions to existing buildings and structures, which are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No Construction Certificate was issued during this audit period.	Compliant
Design and Construction for Bush Fire				
A31	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Email from J Wyndham Prince to Mckenzie Group, 21/09/21	The standards referenced relate to buildings and steel framed structures. J Wyndham Prince submitted details to confirm compliance that roads complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No Construction Certificate was issued during this audit period.	Compliant
A32	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Letter from R.A. Smith Contracting Pty Ltd 28/10/2022 Two letters (Ref. No.6117 MPW) from Ausconnex – 27/01/2023 handover of communication, HV & LV Assets. Site inspection 11/08/23	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Construction Certificate application. The Certifier verified compliance though issue of the Construction Certificate. Water and power were installed along the roadway, the following evidence was presented: - Letter from R.A. Smith Contracting - 28/10/2022 re. works under 'supply and installation of hydraulic works' have been installed in accordance with design	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			<p>drawings, Northrop Specification, and project requirements.</p> <ul style="list-style-type: none"> - Letter (6117 MPW) from Ausconnex – 27/01/2023 re. works complete declaration and handover of communication assets to Georgiou. - Letter (6117 MPW) from Ausconnex – 27/01/2023 re. works complete declaration and handover of HV & LV Assets to Georgiou. <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p> <p>No Construction Certificate was issued during this audit period.</p>	
A33	<p>The entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.</p> <p><i>Note: See condition B190 of MPW Stage 2 (SSD 7709)</i></p>	<p>Email from J Wyndham Prince to Mckenzie Group, 21/09/21</p> <p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p>	<p>J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance through issue of the Construction Certificate.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p> <p>No Construction Certificate was issued during this audit period.</p>	Compliant
Subdivision Certificate				
A34	<p>In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the Environmental Planning and Assessment Act 1979 in relation to the issue of a Subdivision Certificate.</p> <p>For the purposes of this approval, the issue of a Subdivision Certificate is restricted to the subdivision defined by Condition A2.</p> <p><i>Note: Part D of Schedule 2 of this consent provides conditions that are required to be met prior to the issue of a subdivision certificate.</i></p>	<p>Interview with auditees 11/08/23</p>	<p>The Project team advises that the Subdivision Certificate is pending. The drawings in A2 will be used as part of the application.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Not Triggered
Applicability of Guidelines				
A35	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>	<p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22, and each sub-plan (refer to B17 – B24)</p> <p>Evidence referred to elsewhere in this table.</p>	<p>The CEMP and associated Sub-plans and procedures, along with other reports / evidence sighted appear to reference current guidelines, protocols, Standards or policies. No issues identified. No changes.</p>	Compliant
A36	<p>Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p>	<p>Interview with auditees 11/08/23</p>	<p>The Project team is not aware of any directions in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them for MPW3.</p>	Not Triggered
Monitoring and Environmental Audits				
A37	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of</p>	<p>Dust deposition results, ALS, March – June 2023.</p>	<p>Sighted dust deposition gauge result from ALS. The results indicate that the samples were collected in accordance with AS3580.10.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Western Ring Road CNVIS, Renzo Tonin, 17/07/23 for the 29-30/07/23</p> <p>Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust) and attended noise monitoring field sheet.</p> <p>Independent Audit No. 3 Audit Report, WolfPeak, 23/03/23</p> <p>Email DPE to WolfPeak, 26/07/23 (DPE response on consultation on fourth audit)</p>	<p>Sighted noise monitoring field sheet for OOHV. The sheet indicates that monitoring was conducted in accordance with the CNVIS and AS1055.</p> <p>The Independent Audits are being conducted in accordance with IAPAR. The Auditor is not aware of the Department raising any comments on the third Independent Audit Report.</p>	
Access to Information				
A38	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> I. the documents referred to in condition A2 of this consent; II. all current statutory approvals for the development; III. all approved strategies, plans and programs required under the conditions of this consent; IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; VI. a summary of the current stage and progress of the development; VII. contact details to enquire about the development or to make a complaint; VIII. complaints register, updated monthly; IX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; X. notification of any non-compliances with the conditions of this consent made under condition A42; XI. any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>Project website:</p> <p>https://simta.com.au/mpw/</p> <p>https://simta.com.au/project-wide/</p> <p>https://simta.com.au/planning-process/</p> <p>https://simta.com.au/wordpress/wp-content/uploads/</p>	<p>The website was reviewed on 11/08/2023. It contains:</p> <ol style="list-style-type: none"> I. documents referred to in A2 – SSD, EIS, Response to submission and approved plans. II. SSD approvals III. All approved plans (CEMP, CTAMP, CNVMP and CSWMP) available IV. Reporting on the environmental performance is through the IA reports. IA3 has been published. V. Summary of the monitoring results pertaining to EPL 21054 for the period 4 June 2022 – 3 June 2023 for MPW3 were captured in EPL 21054 Monitoring Data. VI. The current stage of the development is included in the news and current works – sighted up to 23 July 2023. VII. Contact us email and phone number are available to enquire about the development or to make a complaint; VIII. Complaints register available, updated monthly. IX. Audit Report IA3 and the response to the findings available on the website. X. Two non-compliance identified in the IA3 was sighted in the Response to Audit Report. XI. NA: the Planning Secretary has not required any additional information. 	Compliant
Compliance				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A39	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours). Beakon training register (online)	The Project inductions include the information relevant to the consent, for the work being conducted. Risks, rules, and controls for the MPW site, including those for MPW3. Matters include no go areas, hours of work, incident management, traffic management, reporting, soil, and water controls etc. Records of inductions are being retained.	Compliant
Incident Notification, Reporting and Response				
A40	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Georgiou Beakon System, Incident register, current to 10/08/2023	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3.	Not Triggered
A41	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	Georgiou Beakon System, Incident register, current to 10/08/2023	No notifiable incidents as defined by the consent have been recorded by the Project team on MPW3.	Not Triggered
Non-Compliance Notification				
A42	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Interview with auditees 11/08/2023 Letter 27/03/23 Aspect to DPE, re: Auditee response to third Audit Report and notification of non-compliances DPE post approval portal lodgement, 23/07/23	The non-compliances identified in the third Independent Audit were notified by the auditee within 7 days. The auditees have not identified any new non-compliances during the audit period.	Compliant
A43	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 11/08/2023 Letter Aspect to DPE, 27/03/23 (Auditee response to third Audit Report and notification of non-compliances) DPE post approval portal lodgement, 23/07/23	The non-compliances identified in the third Independent Audit were notified by the auditee within 7 days. The auditees have not identified any new non-compliances during the audit period.	Compliant
A44	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Interview with auditees 11/08/2023	There have been no notifiable incidents during the audit period. Refer A42/A43 for notification of non-compliances.	Not Triggered
Revision of Strategies, Plans and Programs				
A45	Within three months of: a) the submission of a compliance report under condition A48; b) the submission of an incident report under condition A41; c) the submission of an Independent Audit under condition C42; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out	Letter Aspect to DPE, 27/03/23 (Auditee response to third Audit Report and notification of non-compliances) Letter Aspect to DPE, 27/04/23 (notification of review of plans) Letter Aspect to Certifier, 27/04/23 (notification of review of plans) Letter Aspect to DPE, 07/06/23 (notification that review of plans did not trigger the need for an update to the documents).	No compliance reports were required during the audit period. There were no notifiable incidents or modifications or direction from the Department during the audit period. A review was notified and conducted within 3 months of submission of the third Audit Report. The review did not trigger the need for the plans to be updated.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A46	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p>	<p>Refer A45. A review was notified and conducted within 3 months of submission of the third Audit Report. The review did not trigger the need for the plans to be updated.</p> <p>That being said an update to the CTAMP was approved by the Department during the audit period.</p>	Compliant
Compliance Reporting				
A47	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A48	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A49	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A50	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	<p>Letter Aspect to DPE, 16/11/21</p> <p>DPE post approval portal lodgment, 16/11/21</p>	On 16 November 2021 SIMTA (now LOGOS) notified the commencement of construction on 16/11/21, with physical commencement occurring on 19/11/21	Compliant
Certified Drawings				
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	<p>There are no structures under MPW3. Civil drawings were prepared, and the Certifier verified compliance though issue of the Construction Certificate.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p> <p>No Construction Certificate was issued during this audit period.</p>	Compliant
Protection of Public Infrastructure				
B3	<p>Prior to the commencement of construction, the Applicant must:</p> <p>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for</p>	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p>	There are no third-party services affected by MPW3 works.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>access to, diversion, protection and support of the affected infrastructure</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council</p>			
Pre-Construction Dilapidation Report				
B4	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Email Tactical to Liverpool Council, 26/03/2020</p> <p>Letter Mckenzie Group to Tactical, 25/03/2021</p> <p>Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021</p>	<p>There are no third-party interfaces for MPW3.</p> <p>All external interfaces are associated with MPW2. The dilapidation report was submitted to Council and the Certifier in accordance with SSD 7709 in March 2020 for MPW2.</p>	Not Triggered
Community Consultative Committee				
B5	Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.	<p>Site inspection and interview with auditees 11/08/2023</p> <p>CCC meeting minutes 18/05/2023</p> <p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21</p> <p>Letter DPE to SIMTA, 07/09/21</p>	<p>The Community Consultative Committee (CCC) was established in 2018 and continues for the MPW3 development.</p> <p>The approved MPW3 Community Communication Strategy sets out that the CCC would be expanded to include MPW3. The Strategy was approved by the Department on 07/09/21.</p> <p>Last meeting was conducted on 18/05/23.</p>	Compliant
B6	The CCC may request that the information or documents referenced in condition A37 (including but not limited to any plan, strategy or program in relation to incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing) is to be presented to the CCC by the Applicant.	<p>Interview with auditees 11/08/2023</p> <p>https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes</p> <p>Email WolfPeak to CCC, 27/07/23 (consultation on fourth Independent Audit)</p>	<p>The CCC requested monitoring data for dust and noise, this covers the whole precinct. A summary of dust monitoring across the precinct has been provided to them CCC. .</p> <p>The CCC did not respond to the request for input into the scope of the fourth Independent Audit.</p>	Compliant
B7	<p>The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the MPW Stage 3 development and to satisfy condition B5.</p> <p>Notes:</p> <ul style="list-style-type: none"> The CCC is an advisory committee only. In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community. 	<p>Interview with auditees 11/08/23</p> <p>https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes</p> <p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21</p> <p>Letter DPE to SIMTA, 07/09/21</p>	<p>The CCC was established in 2018 and continues on for the MPW3 development.</p> <p>The approved MPW3 Community Communication Strategy sets out that the CCC would be expanded to include MPW3. The Strategy was approved by the Department on 07/09/21.</p> <p>Last meeting was conducted on 18/05/23.</p>	Compliant
Community Communication Strategy				
B8	No later than two weeks before the commencement of construction, or within another timeframe agreed with the Planning Secretary, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and	<p>Community Communication Strategy Moorebank Precinct West Stage 2 and Stage 3, 29/06/21</p> <p>Letter DPE to SIMTA, 07/09/21</p> <p>https://moorebankintermodalprecinct.com.au/community/news/</p>	<p>The MPW3 Community Communication Strategy was prepared in mid – late 2021. It sets out how each requirement of this condition (and other community management related requirements) has been addressed. The Strategy covers both MPW2 and MPW3.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: <ol style="list-style-type: none"> I. through which the community can discuss or provide feedback to the Applicant; II. through which the Applicant will respond to enquiries or feedback from the community; and III. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage, flood emergency warning, stormwater impacts on watercourses and lighting. 	<p>https://moorebankintermodalprecinct.com.au/community/document-library/?type=ccc-minutes</p> <p>https://moorebankintermodalprecinct.com.au/wp-content/uploads/2023/08/Moorebank-Intermodal-Precinct-Online-Complaints-document-to-July-2023.pdf</p> <p>Stakeholder and Community Engagement Report February to April 2022, 13/05/2022 by SIMTA</p> <p>Email 4/07/2023 Aspect-Logos re: submission of Project Communication Report Feb-April 2023</p> <p>Email 1/05/2023 TSA-Logos re: NIC quarterly communications report - 1 Feb to 30 April 2023 [TSA-P.FID888769]</p> <p>Stakeholder and Community Engagement Report May-July 2023, Reporting Period- July 2023 by Logos</p> <p>Email 3/08/2023 Aspect-Logos re: submission of Project Communication Report May-July 2023</p>	<p>The Strategy was approved by the Department on 07/09/21 and no changes have been made since then.</p> <p>The evidence indicates that the Strategy is being implemented. Notifications on project works are being issued to stakeholders, complaints are being recorded and addressed and the CCC is continuing its functions. The community complaints number was tested on 11/08/23. No issues observed.</p>	
B9	The Planning Secretary may consider a request to expand an existing MPW Community Communication Strategy to cover the MPW Stage 3 development and to satisfy condition B8.	<p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21, Rev.J.</p> <p>Letter DPE to SIMTA, 07/09/21</p>	<p>The MPW3 Community Communication Strategy was prepared in mind – late 2021. It sets out how each requirement of this condition (and other community management related requirements) has been addressed. The Strategy covers both MPW2 and MPW3.</p> <p>The Strategy was approved by the Department on 07/09/21.</p>	Compliant
Environmental Representative				
B10	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	Letter DPE to Aspect, 27/10/20.	On 27/10/20 Chris Jack was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant
B11	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	Letter DPE to Aspect, 27/10/20.	On 27/10/20 Chris Jack was appointed the ER for MPW2 and MPW3. Work on MPW3 commenced afterwards. Refer B1.	Compliant
B12	<p>For the duration of the works until 6 months after the completion of construction, or as agreed with the Planning Secretary, the approved ER must:</p> <ol style="list-style-type: none"> a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development; 	<p>Interview with the Auditees 11/08/2023</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 29/06/2023</p>	The ER performed a regular site inspection and reports for the Project. Inspection Reports, Monthly Reports and submission of reports to the Department on a regular basis demonstrate that the ER is fulfilling its duties under this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) consider and inform the Planning Secretary on matters specified in the terms of this consent; c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; d) review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: <ul style="list-style-type: none"> I. make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or II. make a written submission to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department); e) regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent; f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not Independent Audits required under condition C44 of this consent; g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; h) consider any minor amendments to be made to the CEMP or CEMP sub-plans that require updating, or amendments of an administrative nature, and are consistent with the conditions of this consent and the most recent version of the CEMP or CEMP sub-plan approved by the Planning Secretary, and if satisfied that such an amendment is necessary, approve the minor amendment; and i) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department's Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary. 	<p>ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p> <p>Submission to DPE Email 7/08/2023 DPE-Pitt&Sherry re: Post approval document received – MPW S3 July 2023 ER Monthly Report Email 14/07/2023 DPE-Pitt&Sherry re: Post approval document received – MPW S3 June 2023 ER Monthly Report Email 7/06/2023 DPE-Pitt&Sherry re: Post approval document received – MPW S3 May 2023 ER Monthly Report Email 2/05/2023 DPE-Pitt&Sherry re: Post approval document received – MPW S3 April 2023 ER Monthly Report Email 5/05/2023 DPE-Pitt&Sherry re: Post approval document received – MPW S3 March 2023 ER Monthly Report Email 7/03/2023 DPE-Pitt&Sherry re: Post approval document received – MPW S3 February 2023 ER Monthly Report Email, DPE to ER, 12/09/23 (confirmation of agreement to submit June 2023 Monthly Report late).</p>	<p>The Auditor is not aware of the DPE raising any requests regarding audits or complaints.</p>	
B13	<p>The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in condition B12 (including preparation of the ER monthly report), as well as:</p> <ul style="list-style-type: none"> a) the complaints register (to be provided on a monthly basis); and 	<p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023</p>	<p>No complaints were related to MPW3 for the audited period.</p> <p>The ER Monthly Report relies on receipt of the monthly complaints register. No issues observed.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject works).	Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023 Email Aspect and ER, 04 and 07/08/23 (request for complaint register)	There have not been any consistency assessments completed to date.	
B14	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A37. The Applicant must: a) facilitate and assist the Planning Secretary in any such audit; and b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.	Interview with auditees 11/08/2023	The Project team are not aware of any audit being commissioned under this condition.	Not Triggered
Outdoor Lighting				
B15	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Email J Wyndham Prince to Mckenzie Group, 06/09/21 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No Construction Certificate was issued during this audit period.	Compliant
Environmental Management Plan Requirements				
B16	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: <i>Guideline for Infrastructure Projects (DPIE April 2020)</i> . <i>Notes:</i> • <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i> • <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP) Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30/11/21 Rev. 18 – no update with this plan during the audit period Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) – no update with this plan during the audit period Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol) Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP	The CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared in accordance with the relevant conditions and the Departments EMP Guideline. The plans set out how each condition and other relevant requirement has been addressed. The updated CEMP and sub-plans were approved by the Department on 05/05/2023.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Construction Environmental Management Plan				
B17	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for approval. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ol style="list-style-type: none"> I. hours of work; II. 24-hour contact details of site manager; III. management of dust and odour to protect the amenity of the neighbourhood; IV. stormwater control and discharge; V. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; VI. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; VII. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8; <p>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>d) mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts;</p> <p>e) sustainability measures and practices to be implemented during the construction process;</p> <p>f) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>g) information regarding the recycling and disposal locations;</p> <p>h) confirmation of the contamination status of the development areas of the site based on the validation results;</p> <p>i) Construction Traffic and Access Management Sub-Plan (see condition B20);</p> <p>j) Construction Noise and Vibration Management Sub-Plan (see condition B21);</p> <p>k) Construction Soil and Water Management Sub-Plan (see condition B22); and</p> <p>l) Flood Emergency Response Sub-Plan (see condition B23).</p>	<p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Construction Soil and Water Management Plan (CSWMP) Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 30/11/21 Rev. 18</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p>	<p>The CEMP was updated to version E as well as the sub-plans during the audit period.</p> <p>The Department approved the updated CEMP and sub-plans on 02/05/2023 while CTAMP was approved on 28/06/2023.</p> <p>CEMP include:</p> <ol style="list-style-type: none"> a) Details of <ol style="list-style-type: none"> i. Section 5.3 and Table 5.3 ii. Section 6.2.1 iii. Section 3.2.2 and Appendix N iv. Section 3.2.2 and Appendix K v. Section 3.2.2 and Appendix K vi. Section 4.3.3 vii. Section 5.4 b) Appendix L c) Appendix J d) Section 7.1 and Table 4.3 e) Section 3 f) Appendix O g) Appendix O h) Appendix L i) Appendix H j) Appendix I k) Appendix K l) Emergency Response Plan encompassing the FERSP 	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B18	The Applicant must not commence construction of the development until the CEMP is approved by the Planning Secretary.	Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol) Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP	Subsequent approval of the CEMP and sub-plans was provided by the Department on 02/05/2023 while for CTAMP was on 28/06/2023.	Compliant
B19	The Applicant may elect to prepare the CEMP (and relevant sub-plans) required under condition B17 as a standalone document, or as updated versions of CEMP documents already approved by the Planning Secretary as part of the MPW Stage 2 (SSD 7709) consent. In the event the Applicant elects to prepare the CEMP (or sub-plan) as an updated version of an existing approved document, the Applicant must clearly identify how the document has been updated to satisfy the conditions of this consent, as well as how it continues to satisfy the conditions of the consent under which it was originally approved, and seek the Planning Secretary's approval of the updated CEMP (or sub-plan) under both condition B17 and that other consent.	Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22 Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol) Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP	Subsequent approval of the CEMP and sub-plans was provided by the Department on 02/05/2023.	Compliant
B20	The Construction Traffic and Access Management Sub-Plan (CTAMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of concurrent construction and/or operation traffic to and from the combined MPW site and the MPE site, and potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail access and parking arrangements; e) include a Heavy Vehicle Route Plan detailing: <ul style="list-style-type: none"> I. origin of imported fill; II. destination of spoil III. heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with conditions of this consent; and IV. management system for oversized vehicles. f) detail procedures for notifying residents and the community of any potential traffic disruptions. 	Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP	The CTAMP was prepared in consultation with Council and TfNSW. The CTAMP addresses requirements a) – f). Updated CTAMP was approved by the Department on 28/06/2023.	Compliant
B21	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; 	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP) Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)	The CNVMP was prepared by a suitably qualified person and in communication with the CCC. The CNVMP addresses requirements a) – i). The CNVMP was approved by the Department on 02/05/2023.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> d) include strategies that have been developed with the Community Consultative Committee (CCC) for managing high noise generating works; e) identify work areas, site compounds and internal access routes; f) identify the type and number of plant and equipment expected on site at the same time; g) include a complaints management system that would be implemented for the duration of the construction; h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B17; i) an Out-of-hours Work Protocol for the assessment, management and approval of works associated with the importation and placement of fill, outside of the hours identified in condition C3. The Out-of-hours Work Protocol must: <ul style="list-style-type: none"> I. provide evidence of how feedback from the CCC has been incorporated to develop the Out-of-hours Work Protocol; II. specify what works are proposed out-of-hours; III. provide details and clear justification for why the works must be done out-of-hours (reasons other than convenience must be provided); IV. detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria; V. provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments; and VI. (vi) include proposed notification arrangements. 			
B22	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, b) detail measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book' and the relevant requirements of the conditions of this consent; d) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the site); e) detail all off-site flows from the site; and 	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021 – Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p>	<p>The CSWMP was prepared by a suitably qualified person. The CSWMP addresses requirements a) – f). The CSWMP was approved by the Department on 12/11/21. No update was made to CSWMP during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.			
B23	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) address the provisions of the Floodplain Risk Management Guidelines (EESG); c) include details of: <ul style="list-style-type: none"> I. the flood emergency responses for construction phases of the development; II. predicted flood levels; III. flood warning time and flood notification; IV. assembly points and evacuation routes; (v) evacuation and refuge protocols; and V. awareness training for employees and contractors, and users/visitors 	<p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p>	<p>The ERP includes the FERSP and was prepared by a suitably qualified person. The FERSP addresses requirements a) – c).</p> <p>The FERSP was approved by the Department on 07/09/21. T</p> <p>The Emergency Response Plan (encompassing the FERSP) noted under Section 2.7 that the ERP is valid for a maximum of five years from the date of preparation (29/06/2021).</p>	Compliant
B24	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	<p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p> <p>Delivery Driver Induction Proforma</p> <p>Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p>	<p>The Driver Code of Conduct is presented in Appendix C of the CTAMP. It addresses requirements a) – d) of this condition.</p> <p>The Driver Code of Conduct has been updated as part of a recent update in the CTAMP.</p> <p>The CTAMP underwent an update during the audit period. The update was not subject to consultation and was approved by the Department 28/06/23.</p>	Compliant
Unexpected Contamination Procedure				
B25	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p>	<p>Interview with auditees 11/08/2023.</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>ER endorsement letter – MPW3 RFMA 001 Post Audit CEMP Update – SSD 10431 dated 3 May 2022 updating the Unexpected Finds Protocol (Appendix D)</p>	<p>The Unexpected finds protocol is presented within Appendix D of the CEMP. No unexpected findings to date.</p>	Compliant
Unexpected Contamination Procedure				
B26	<p>Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable and notify the CCC to discuss requirements for community consultation and the management of identified risks.</p>	<p>Interview with auditees 11/08/2023</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p>	<p>There has been no change to the PFAS to that reported in the MPW PFAS Management Plan. That document does not identify any unacceptable off-site risk.</p>	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Moorebank Precinct West - Per & Poly-Fluoroalkyl Substances (PFAS) Management Plan – Construction, CARAS, 07/12/20</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/20</p>	Included in Appendix D of the CEMP. No unexpected finds	
B27	Prior to the commencement of construction, the Applicant must describe to the EPA the measures that must be implemented to ensure that the long-term risk of increased PFAS contamination as a result of tree root penetration is minimised. These measures to reflect those in the LTEMP and any update to the LTEMP (in relation to landscape planting and maintenance), as referred to at conditions C39 and C40.	<p>Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/20</p> <p>Email Tactical to the EPA, 24/11/20</p>	Present in Appendix D of the LTEMP. The LTEMP was submitted to the EPA on 24/11/20. The Project team is not aware of any response from the EPA on the document.	Compliant
Construction Parking				
B28	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	<p>Site inspection 11/08/2023</p> <p>Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22</p> <p>Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP</p> <p>Complaints register current to 31/07/23</p>	<p>Sufficient parking is available on site and is shown and described in the CTAMP.</p> <p>No off-site parking observed.</p> <p>No complaints received regarding this requirement.</p>	Compliant
Soil and Water				
B29	Prior to the commencement of construction, the Applicant must describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p>	<p>Stormwater and flood flows are addressed in the CSWMP and FERSP. Both were approved by the Department in late 2021.</p> <p>There have been no floods on MPW3 to date.</p> <p>Refer C19 with respect to soil and water management on site.</p>	Compliant
B30	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Acid Sulfate Soil Management Plan Moorebank Precinct West Site, EP Risk, 30/01/20</p>	<p>As noted in the approved CSWMP, ASS management is set out in MPW precinct wide Acid Sulfate Soil Management Plan which was prepared prior to construction on MPW3.</p> <p>The controls for managing ASS were established under MPW2 and continue to be applied for MPW3 if any ASS is encountered as part of MPW3 works (which is unlikely).</p>	Compliant
Flood Management				
B31	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: <ul style="list-style-type: none"> a) flood warning and notification procedures for construction workers on site; b) evacuation and refuge protocols; and 	<p>Flood evacuation (site closure), Georgiou, 12/07/2022. Debrief conducted 04/07/2022</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p>	<p>The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols.</p> <p>Drills are required annually, with a drill completed on 04/08/23.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	c) the Flood Emergency Response Sub-Plan required under condition B23.	Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP) Emergency response review form, 04/08/23 (flood emergency drill)		
Roadworks and Access				
B32	The Applicant must ensure that access points to the site are as approved under MPW Stage 2 (SSD 7709).	Site inspection 11/08/2023 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22- (includes Delivery Driver Induction and Traffic Control Plan)	Approved access under MPW2 and MPW3 are shown in Figure 1-1 of the CTAMP (Chatham Avenue and Bapaume Road). Chatham Avenue was closed on 05/06/23 and all access was to/from Bapaume Road. This is described in Section 3.2.4 of the approved CTAMP.	Compliant
B33	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Email from J Wyndham Prince to Mckenzie Group, 21/09/21 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. No Construction Certificate was issued during this audit period.	Compliant
Construction Access arrangements				
B34	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1-2004, AS 2890.6-2009 and AS 2890.2-2002 for heavy vehicle usage; b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, is in accordance with the latest version of AS 2890.2; c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; d) all vehicles are wholly contained on site before being required to stop; e) all vehicles must enter and leave the site in a forward direction; f) all loading and unloading of materials are carried out on-site; g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and h) heavy vehicles used for haulage of imported fill must not use Cambridge Avenue during construction and operation of the development	Site inspection and interview with auditee and 11/08/23 Construction Traffic and Access Management Plan (CTAMP) Moorebank Precinct West Stage 2 and Stage 3, 07/09/22 Letter 28/06/23 DPE – Aspect re: approval of updated CTAMP Turnpath Assessment for Concept Design of MPW Roads and Associated Warehouse Hardstand Areas, Moorebank Logistics Park, Transport and Urban Planning Pty Ltd, September 2019, Ref 19104r	These matters are covered in the CTAMP During site inspection the following were observed: a) internal roads, driveways and parking associated with the Development were constructed and maintained accordingly b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work were implemented accordingly c) heavy vehicles and bins associated with the development were placed accordingly d) all vehicles were contained on site before being required to stop e) all vehicles that were entering and leaving the site were in forward direction f) all loading and unloading of materials were conducted accordingly.	Compliant
Temporary Construction Works Compound Area				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B35	<p>Prior to the commencement of construction, the Applicant must submit revised Construction Layout Drawings to the Planning Secretary for approval. The revised Construction Layout Drawings must show the final layout of key elements of the Temporary Construction Works Compound Area at Appendix 1 and demonstrate the siting of the:</p> <ul style="list-style-type: none"> a) main construction, operation and maintenance compound, including staff amenities, offices and training rooms, staff kitchen and café facilities (approximately 20,000m²); b) hardstand, laydown and materials stockpile areas (approximately 20,000m² and 25,000m²); c) materials storage area and car parking (approximately 20,000m²); and d) provision for a permanent access road and temporary loop road. 	<p>Interview with auditee and site inspection 11/08/2023</p> <p>Lodgment to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site.</p> <p>Submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped.</p>	<p>The evidence sighted and reviewed satisfies the condition.</p> <p>Lodgment to the Department's portal dated 24/04/2020 re: staged development for construction compound and associated hardstand and laydown facilities including installation of access road(s) and subdivision of the MPW site.</p> <p>Also attached, submission of MPW Civil works, soil and water MPW Stage 3 SSD 10431 Final Plan of Subdivision – stamped.</p>	Compliant
PART C: DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <ul style="list-style-type: none"> a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	<p>Site inspection 11/08/2023</p> <p>Refer to Appendix D for photos</p>	<p>MPW3 is internal to the site. That being said, the precinct site notices have been erected along Moorebank Avenue.</p> <p>A site notice was sighted during the site inspection with the following observation:</p> <ul style="list-style-type: none"> a) prominently displayed at the boundaries at site b) comply with the required dimension c) made from durable materials d) required data was indicated in the site notice e) mounted visibly 	Compliant
Operation of Plant and Equipment				
C2	<p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Georgiou Beakon System Plant Register and Plant Competency Assessments, viewed 11/08/23</p> <p>Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p>	<p>The plant register is under Georgiou Beakon System, which identifies all plant on site (across MPW2 and MPW3). Beakon system identifies all key plant parameters, service histories and checks, risk assessments for high-risk plant. The Plant Competency Assessments identify operator competencies which ensures plant is safely used.</p>	Compliant
Construction Hours				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) updated 17/12/2021.</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p> <p>Georgiou SharePoint, Delivery Driver Induction..</p> <p>Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Western Ring Road toolbox for OOHW on 29-30/07/23, Georgiou, 28/07/23</p> <p>Western Ring Road OOHW notification 29-30/07/23</p> <p>Western Ring Road CNVIS, Renzo Tonin, 17/07/23 for the 29-30/07/23</p> <p>Email LOGOS to ER, 18/07/23 (submission of Western Ring Road CNVIS to ER).</p> <p>Email ER to LOGOS, 21/07/23 (ER concurrence on Western Ring Road CNVIS).</p> <p>Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust)</p>	<p>Hours are set out in the CNVMP and communicated to the workforce through Project inductions.</p> <p>The Project team is not aware of any unplanned OOHW on MPW3 during the audit period.</p> <p>One round of OOHW was conducted during the audit period. This was assessed under a CNVIS, approved by the Georgio enviro manager and submitted to LOGOS and the ER for information. Noise monitoring was conducted in accordance with the CNVIS, and construction noise was determined to be below predicted levels.</p>	Compliant
C4	<p>Construction activities may be undertaken outside of the hours in condition C3 if required:</p> <ul style="list-style-type: none"> a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or e) where they are undertaken in accordance with an Out-of-Hours Work Protocol under condition B21(i). 	<p>Interview with auditees and site inspection 11/08/23</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Georgiou SharePoint, Delivery Driver Induction..</p> <p>Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Interview with weighbridge personnel, 11/08/23</p> <p>Western Ring Road toolbox for OOHW on 29-30/07/23, Georgiou, 28/07/23</p> <p>Western Ring Road OOHW notification 29-30/07/23</p> <p>Western Ring Road CNVIS, Renzo Tonin, 17/07/23 for the 29-30/07/23</p>	<p>Hours are set out in the CNVMP and communicated to the workforce through Project inductions.</p> <p>The Project team is not aware of any unplanned OOHW on MPW3 during the audit period.</p> <p>One round of OOHW was conducted during the audit period. This was assessed under a CNVIS, approved by the Georgio enviro manager and submitted to LOGOS and the ER for information. Noise monitoring was conducted in accordance with the CNVIS, and construction noise was determined to be below predicted levels.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Email LOGOS to ER, 18/07/23 (submission of Western Ring Road CNVIS to ER).</p> <p>Email ER to LOGOS, 21/07/23 (ER concurrence on Western Ring Road CNVIS).</p> <p>Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust)</p>		
C5	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<p>Western Ring Road CNVIS, Renzo Tonin, 17/07/23 for the 29-30/07/23</p> <p>Email LOGOS to ER, 18/07/23 (submission of Western Ring Road CNVIS to ER).</p> <p>Email ER to LOGOS, 21/07/23 (ER concurrence on Western Ring Road CNVIS).</p> <p>https://moorebankintermodalprecinct.com.au/news/out-of-hours-work-29-30-july-2023/</p> <p>Complaints register current to 31/07/23</p>	One round of OOHW was conducted during the audit period. This was assessed under a CNVIS, approved by the Georgio enviro manager and submitted to LOGOS and the ER for information. Notification was issued prior to the works commencing. No complaints were received in relation to the works.	Compliant
C6	<p>Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:</p> <p>a) 9am to 12pm, Monday to Friday;</p> <p>b) 2pm to 5pm Monday to Friday; and</p> <p>c) 9am to 12pm, Saturday.</p>	Site inspection and interview with auditees 11/08/2023	<p>The restricted hours are included in the CNVMP works.</p> <p>The works required on MPW3 to date have not required these high noise activities.</p>	Not Triggered
Implementation of Management Plans				
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 29/06/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 01/06/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 18/05/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 04/05/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 06/04/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 09/03/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 23/02/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report</p> <p>Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023</p>	<p>An assessment of requirements from the consent and selected commitments from the CEMP and sub-plans indicates that the plans are being implemented on site. The internal audit confirmed compliance and implementation of the CEMP, recommending that an environmental emergency drill be conducted. This was completed on 04/08/23</p> <p>Regular site inspection by the ER and Georgiou were conducted to confirm implementation of the CEMP and subplans.</p> <p>Implementation of mitigation measures are verified during the weekly site inspections. Refer to Appendix E for photos taken during site inspection noting the controls implemented onsite.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023</p> <p>Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023</p> <p>Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023</p> <p>Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023</p> <p>Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p> <p>Site wide erosion and sediment control plan, Georgio, Rev 17</p> <p>Beakon inspection register (online), current to 10/08/23</p> <p>Georgiou Internal CEMP audit, 27/06/23</p> <p>Emergency response review form, 04/08/23 (flood emergency drill).</p> <p>Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust)</p>		
No Obstruction of Public Way				
C8	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection and interview with auditees 11/08/2023	No obstructions have been observed. There is no public access on the western side of Moorebank Ave along the entire length of the MPW3 site.	Compliant
Construction Noise Limits				
C9	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Sub-Plan.	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours).</p> <p>Georgiou SharePoint, Delivery Driver Induction (no date)</p> <p>Complaints register current to 31/07/23</p>	<p>Works carried out during the audit period did not include any noise works.</p> <p>As set out in section 4.4 of the CNVMP there are no activities by which it will exceed the NMLs. Regardless, Georgiou is adhering to hours, implementing quackers on site, the VMP in the CTAMP is such that vehicle movements involving reversing are negligible.</p> <p>No complaints received for MPW3 to date.</p>	Compliant
C10	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)</p> <p>Letter 02/05/23 DPE – Aspect re: approval of updated CEMP and sub-plans (with revised unexpected finds protocol)</p> <p>Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband</p>	Permissible hours are included in the CNVMP and communicated to the workforce. The Project team is not aware of any planned or unplanned OOHW on MPW3, other than those conducted under C4 and C5. No complaints received regarding hours of work.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours). Georgiou SharePoint, Delivery Driver Induction (no date) Complaints register current to 31/07/23		
C11	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to minimise noise impacts on surrounding noise sensitive receivers.	Site inspection and interview with auditees 11/08/2023 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP) Georgio Beakon Plan Register (online) Georgiou plant inspection, MB003 and Fuso Georgiou Project Induction (Moorebank District), Georgiou July 2023 (covers asbestos, PFAS, dust, heavy vehicles, broadband alarms, incidents, biodiversity, water, spills, heritage, housekeeping, hours). Complaints register current to 31/07/23 MPW3 Toolbox Talk from Georgiou Group, 10 May 2022 re. broadband reversing controls.	The CNVMP and Project induction include detail on the need for non-tonal reversing alarms. Use of non-tonal movement alarms communicated to workers through the project induction and toolbox talks. MPW3 Toolbox Talk from Georgiou Group, 10 May 2022 re. broadband reversing controls sighted.	Compliant
Vibration Criteria				
C12	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).	Site inspection and interview with auditees 11/08/2023	There are no residential buildings proximal to site.	Not Triggered
C13	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C12	Site inspection and interview with auditees 11/08/2023	There are no residential buildings proximal to site. Vibratory compactors must not be used closer than 30 metres from residential buildings	Not Triggered
C14	The limits in conditions C12 and C13 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B17 of this consent.	Site inspection and interview with auditees 11/08/2023 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)	Section 5.1.3 of the CNVMP includes details on the management of vibration in the event safe working distances cannot be achieved. That being said there are no buildings proximal to the safe working distances for MPW3	Not Triggered
Air Quality				
C15	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection and interview with auditees 11/08/2023 Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)Appendix Q	Multiple Water Cart is available and used on site for dust suppression.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Beakon inspection register (online), current to 10/08/23</p> <p>Site wide erosion and sediment control plan, Georgio, Rev 17</p> <p>CPESC Inspection Reports, 29/2/2023 from ErSed.</p> <p>Complaints register current to 31/07/23</p> <p>Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust)</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 29/06/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 01/06/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 18/05/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 04/05/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 06/04/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 09/03/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 23/02/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report</p> <p>Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023</p> <p>Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023</p> <p>Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023</p> <p>Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023</p> <p>Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023</p> <p>Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p>	<p>Low dust generating activities for the past 6 months on MPW3. Truck covers are a requirement within the CTAMP and Driver Code of Conduct.</p> <p>Air quality control measures are included in Appendix Q of the CEMP.</p> <p>Exposed areas are limited and have been stabilized (for the purposes of building the road). Non active work areas have been polymered.</p> <p>Landscaping and footpath (concrete) has been done.</p> <p>The MPW site access was established under MPW2.</p> <p>Dust monitoring is occurring as per the CEMP. There have been no exceedances recorded attributable to construction works.</p>	
C16	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Site inspection and interview with auditees 11/08/23</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 17/12/21 (the CNVMP)Appendix Q</p> <p>Beakon inspection register (online), current to 10/08/23</p> <p>Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust)</p> <p>Site wide erosion and sediment control plan, Georgio, Rev 17</p> <p>Complaints register current to 31/07/23</p> <p>Georgiou SharePoint, Delivery Driver Induction (no date)</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 29/06/2023</p>	<p>Stockpiles appear to be well managed. Dust results indicate results are compliant with applicable criteria.</p> <p>Trucks were observed to have roll-on/roll-off covers installed and in use. Truck covers are a requirement within the CTAMP and Driver Code of Conduct.</p> <p>The access and egress are well stabilized with a wheel wash being utilized.</p> <p>Moorebank Avenue is not a public road.</p> <p>Stabilization under MPW3 involves construction of the ring road and associated paths and landscaping. This is being progressed.</p> <p>ER conducted regular site inspections and provided monthly reports.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p>		
C17	<p>The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:</p> <ul style="list-style-type: none"> a) 2 g/m2/month maximum increase in deposited dust level; and b) 4 g/m2/month maximum deposited dust level. 	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Environmental Monitoring Register, current to 10/08/23 (includes noise and vibration, dust)</p>	<p>Dust deposition results show results to be adequate.</p> <p>There was no exceedance associated with MPW3.</p>	Compliant
Prevention of Odours				
C18	<p>The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).</p>	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Environmental Representative MRW S2 & S3 Site Inspection Report dated 29/09/22 prepared by Pitt & Sherry</p> <p>Construction Environmental Management Plan (CEMP) Moorebank Precinct West Stage 2 and Stage 3, 02/12/22</p> <p>Complaints register current to 31/07/23</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023 ER MPW S2 & S3 Site Inspection Report 29/06/2023 ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p>	<p>Mitigation measures and environmental concerns are monitored by the RAP.</p> <p>The CEMP includes details on the management of air quality (including odours).</p> <p>No odours have been noted by the ER during its inspections.</p> <p>No odours were observed on site.</p> <p>No complaints regarding this requirement.</p> <p>ER conducted regular site inspections and provided monthly reports.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p>		
Soil and Water				
C19	<p>All erosion and sediment control measures must be effectively implemented and maintained at design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>Site inspection and interview with auditees 11/08/23 Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021 Site wide erosion and sediment control plan, Georgio, Rev 17. Georgio post rainfall ERSED inspection reports (Beacon)</p> <p>ER Inspection Reports ER MPW S2 & S3 Site Inspection Report 27/07/2023 ER MPW S2 & S3 Site Inspection Report 29/06/2023 ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p> <p>CPESC Site Inspection Report</p>	<p>The CSWMP details the controls to be applied to manage soil and water across MPW. A Primary ESCP has been prepared which sections out catchments in accordance with C21 below.</p> <p>General enviro inspections are occurring weekly, plus fortnightly ER inspections, and include checks on soil and water controls.</p> <p>Post rainfall inspections are occurring and also include assessment of controls.</p> <p>One basin services MPW3 which allows for capture and then transfer the stormwater from the roadway.</p> <p>ER conducted regular site inspections and provided monthly reports.</p> <p>An inspection and report by a CPESC were performed on the project.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>CPESC Site Inspection Report 26/05/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 23/05/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 01/04/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 14/03/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 30/03/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 03/08/2023, by ErSed Environmental P/L</p>		
Land Disturbance, Earthworks and Importation of Fill				
C20	<p>The Applicant must:</p> <ol style="list-style-type: none"> ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and make these records available to the Certifier, Department or EPA upon request. 	<p>Interview with auditees and site inspection 11/08/23</p> <p>Imported fill register, current to 10/08/23</p> <p>Sydney Metro West Eastern Tunnelling Spoil Exemption and Order, June 2023</p> <p>Letter 13/01/2023 JBS&G-VC re: Excavated Natural Material (ENM) Classification, 343 Milperra Road and 100 Airport Avenue, Bankstown Aerodrome, NSW</p> <p>Letter 28/03/2023 JB&S-VC re: Virgin Excavated Natural Material Classification (VENM): OSD Excavation Footprint, Eastern Portion, 100L Airport Avenue, Bankstown Aerodrome, NSW</p> <p>Waste Classification Certificate E1 Dec. Ref E25626.E05.005.Rev1-Willoughby 19/05/2023 issued to Walter Projects Pty Ltd (WPPL) issued by EIAustralia</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report V1f- C1 Tunnel Stockpiled Materials M6 Stage 1, Arncliffe, NSW 02/03/2022 by ADE Consulting Group</p> <p>Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 - The M6 Stage 1 (hard ground) tunnel spoil exemption February 2022 issued by EPA</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - M6 Stage 1, C1, Corner of Flora and Marsh Street, Arncliffe, NSW 24/10/2022 by ADE Consulting Group</p> <p>M6 Stage 1 (Hard Ground) Tunnel Spoil RRO Compliance Report v1f - C2 Tunnel Stockpiled Materials M6 Stage 1, C2 RMS Depot, 400 West Botany St Rockdale, NSW 25/10/2022 by ADE Consulting Group</p> <p>Letter 26/08/2022 Tetra Tech- CPBC re: M6 Motorway Stage 1: Rockdale Construction Ancillary Facility (C2) Shaft – Natural Soil Inspection</p>	<p>Material imported to under MPW3 has been VENM, ENM or tunnel spoil from Sydney Metro, M6 Stage 1, Glenfield Waste Services (VENM), Lane Cove (VENM), Bankstown Airport (VENM), Willoughby (VENM).</p> <p>The imported VENM, ENM, or tunnel spoil underwent the necessary waste classification and compliance requirements. This process was documented through the issuance of a Waste Classification Certificate, Compliance Assessment, and RRO.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Material Characterisation Assessment for Nominated Stockpiled Material at 2 Cambridge Avenue Glenfield, 2/02/2023 by Geotest Services</p> <p>Waste Analysis & Classification Report - Five Dock Construction Site, Sydney Metro West, Central Tunnelling Package, Five Dock 21/10/2022 by ADE Consulting</p> <p>Tunnel Spoil RRO Compliance Report - Sydney Metro West (Eastern Tunnelling Package), 26 O'Connell Street, 29/06/2023 by ADE Consulting</p> <p>Letter 22/06/2023 EPA-JCGJV re: The Sydney Metro West (Eastern Tunnelling Package) tunnel spoil order and exemption June 2023</p> <p>Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014-The Sydney Metro West (Eastern Tunnelling Package) tunnel spoil exemption June 2023 issued by EPA on 22/06/2023</p> <p>Waste Classification Assessment – Residential Development Lane Cove North 3/04/2023 by Asset Geotechnical</p> <p>Routine Tunnel Spoil Compliance Assessment TBM02-JUNE23MAC Stockpile - Bays Station, Port Access Road, Rozelle 27/06/2023 by ADE Consulting</p>		
C21	<p>Land disturbance and land filling activities across the site must be undertaken:</p> <ul style="list-style-type: none"> a) in a phased manner, impacting a maximum contiguous area of sixty-five hectares at any one time; and b) with no disturbance (including vegetation clearing) of another area (other than the construction of erosion and sediments control measures and associated drainage for the separation of clean and dirty water) until: <ul style="list-style-type: none"> I. a C-factor of 0.05 has been achieved on the previous phase; and II. at least 75% of the permanent stabilisation works have been implemented for the previous phase; and III. at least 95% of all the permanent stabilisation works on any other previously disturbed area have been implemented. <p><i>Note 1: For the purposes of this condition, permanent stabilisation works include established grass cover.</i></p> <p><i>Note 2: For the avoidance of doubt, the site incorporates land across Moorebank Precinct West shown in Appendix 1, and subject of either MPW Stage 2 consent or this development.</i></p>	<p>Primary ESCP, Rev 9, Georgiou</p> <p>Site inspection and interview with auditees 11/08/23</p> <p>Site wide erosion and sediment control plan, Georgio, Rev 17 2023</p> <p>CPESC Site Inspection Report</p> <p>CPESC Site Inspection Report 26/05/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 23/05/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 01/04/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 14/03/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 30/03/2023, by ErSed Environmental P/L</p> <p>CPESC Site Inspection Report 03/08/2023, by ErSed Environmental P/L</p>	<p>A Primary ESCP has been prepared which sections out catchments in accordance with C21 and includes C factors.</p> <p>No new areas have been disturbed beyond that disturbed by MPW2). MPW3 has been stabilized (i.e.: ~85% of the MPW3 roadway / footpath and perimeter landscaping has been constructed, utilities are long completed).</p> <p>An inspection and report by a CPESC were performed on the project.</p>	Not Triggered
C22	Stockpiling of imported fill is not permitted for longer than 6 months before placement.	<p>Site inspection and interview with auditees 11/08/23</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023</p>	Material has been imported since June 2023 and is being consumed shortly after delivery. No material issues observed by the ER.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>ER MPW S2 & S3 Site Inspection Report 29/06/2023 ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p>		
C23	<p>Stockpiles must:</p> <ul style="list-style-type: none"> a) not exceed 10 m in height; b) be benched over 4 m in height; c) have maximum of 1V:3H slopes; and d) be stabilised if not worked on for more than 10 days. 	<p>Site inspection and interview with auditees 11/08/23</p> <p>ER Inspection Reports ER MPW S2 & S3 Site Inspection Report 27/07/2023 ER MPW S2 & S3 Site Inspection Report 29/06/2023 ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p>	<p>Material has been imported since June 2023 and is being consumed shortly after delivery. Stockpiles sighted during the audit met the requirements of this condition (as far as could be determined via visual inspection). No issues observed by the ER.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C24	Placed fill must be stabilised if construction does not commence within 10 days.	<p>Site inspection and interview with auditees 11/08/23</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023 ER MPW S2 & S3 Site Inspection Report 29/06/2023 ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p> <p>ER Monthly Report</p> <p>Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p>	Material has been imported since June 2023 and is being consumed shortly after delivery. No material issues observed by the ER.	Compliant
C25	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	<p>Site inspection and interview with auditees 11/08/23</p> <p>PIWW-RCG-AR-DWG-0101</p>	<p>No fill batters work required for MPW3.</p> <p>The riparian zone is proximal to the 1:100-year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).</p>	Not Triggered
Disposal of Seepage and Stormwater				
C26	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) updated 30/11/2021.</p> <p>Email J Wyndham Prince to Mckenzie Group, 06/09/21 (submission CEMP, CTAMP, CNVMP, CSWMP, FERSP CCS to Certifier)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p>	<p>The provisions for the collection and discharge of stormwater drainage during construction were included in the CSWMP and submitted to the Certifier on 06/09/21. The CSWMP was also approved by the Department on 12/11/2021.</p> <p>The audit noted that all drainage is blocked off and there is no discharge to any Council asset.</p> <p>Note: The auditee indicated that stormwater associated with Stage 3 will not be connected to Council stormwater drainage. Stormwater will flow to Georges River and Anzac Creek. Therefore, the second part of this condition will never be triggered.</p> <p>According to the auditees, no water was pumped off site during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
Emergency Management				
C27	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Flood evacuation – site closure on the 4/7/2022</p>	<p>The existing flood risk probability is presented in the FERSP. No work areas are at risk of inundation. The FERSP presents evacuation protocols.</p> <p>Emergency Response Process and Muster Point diagram included in the induction presentation.</p> <p>Drill requirements are relevant to all types of events (including floods) and the protocols are followed for MPW3.</p> <p>Sighted Flood evacuation – site closure on the 4/7/2022</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C28	In the event that surface disturbance identifies an Aboriginal Object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	Site inspection and interview with auditees 11/08/23	No unexpected finds on MPW3 to date.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected Relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW must be contacted. Depending on the possible significance of the Relic, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Site inspection and interview with auditees 11/08/23	No unexpected finds on MPW3 to date.	Not Triggered
Waste Storage and Processing				
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighboring public or private properties	<p>Site inspection and interview with auditees 11/08/23</p> <p>Environmental Monitoring Register current to 10/08/23 (including waste register and waste licence register)</p> <p>ER Inspection Reports</p> <p>ER MPW S2 & S3 Site Inspection Report 27/07/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 29/06/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 01/06/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 18/05/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 04/05/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 06/04/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 09/03/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 23/02/2023</p> <p>ER MPW S2 & S3 Site Inspection Report 09/02/2023</p>	All waste generated during construction was always secured and maintained within designated waste storage areas. The ER did not raise any material concerns during the audit period. MPW3 is contained within the broader precinct and is a net consumer of fill. Risk of offsite dispersion of waste is negligible.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023</p>		
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection and interview with auditees 11/08/23</p> <p>Monthly Waste Report Feb – July 2023 prepared by Aussie Skip Bin Services P/L</p> <p>Monthly Waste Report June 2023 prepared by Aussie Skip Bin Services P/L</p> <p>Monthly Waste Report February 2023 prepared by Aussie Skip Bin Services P/L</p> <p>Monthly Waste Report April 2023 prepared by Aussie Skip Bin Services P/L</p> <p>Monthly Waste Report March 2023 prepared by Aussie Skip Bin Services P/L</p> <p>Monthly Waste Report February 2023 prepared by Aussie Skip Bin Services P/L</p> <p>Environmental Monitoring Register current to 10/08/23 (including waste register and waste licence register)</p>	MPW3 has generated minimal waste as the construction does not involve bulk excavation. Waste generated is pre-classified as General Solid Waste under the Waste Classification Guidelines.	Compliant
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Site inspection and interview with auditees 11/08/23</p> <p>Environmental Monitoring Register current to 10/08/23 (including waste register and waste licence register)</p> <p>ER Inspection Reports ER MPW S2 & S3 Site Inspection Report 27/07/2023 ER MPW S2 & S3 Site Inspection Report 29/06/2023 ER MPW S2 & S3 Site Inspection Report 01/06/2023 ER MPW S2 & S3 Site Inspection Report 18/05/2023 ER MPW S2 & S3 Site Inspection Report 04/05/2023 ER MPW S2 & S3 Site Inspection Report 06/04/2023 ER MPW S2 & S3 Site Inspection Report 09/03/2023 ER MPW S2 & S3 Site Inspection Report 23/02/2023 ER MPW S2 & S3 Site Inspection Report 09/02/2023</p>	No major concrete works occurred during the audit period. Georgiou confirmed that they used concrete wash bay set up in MPW3 during the footpath works.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		ER Monthly Report Letter 7/08/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 July 2023 Letter 14/07/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 June 2023 Letter 7/06/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 May 2023 Letter 2/05/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-30 April 2023 Letter 5/04/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-31 March 2023 Letter 7/03/2023 Pitt&Sherry-DPE re: Moorebank Precinct West Stage 3 SSD 10431 – ER Report for 1-28 February 2023		
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Site inspection and interview with auditees 11/08/23 Monthly Waste Report Feb – July 2023 prepared by Aussie Skip Bin Services P/L Monthly Waste Report June 2023 prepared by Aussie Skip Bin Services P/L Monthly Waste Report February 2023 prepared by Aussie Skip Bin Services P/L Monthly Waste Report April 2023 prepared by Aussie Skip Bin Services P/L Monthly Waste Report March 2023 prepared by Aussie Skip Bin Services P/L Monthly Waste Report February 2023 prepared by Aussie Skip Bin Services P/L Aussie Skips Recycling Pty Ltd waste storage and resource recovery EPLs sighted (EPL 20885 and EPL 21389). Environmental Monitoring Register current to 10/08/23 (including waste register and waste licence register)	Construction waste is segregated into maximise recycling. Quantities, types, and dates are recorded by the waste contractor and internally. All material is pre-classified under the Waste Classification Guidelines. The percentage of waste sent to landfill or recycled is included in monthly waste breakdown reports. Disposal / recycling facilities are identified in the reports. MPW3 is not an exporter of excavated material.	Compliant
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Site inspection and interview with auditees 11/08/23	No asbestos removal occurred during the audit period.	Not Triggered
Outdoor Lighting				
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection and interview with auditees 11/08/23 Email J Wyndham Prince to Mckenzie Group, 06/09/21 Construction Certificate No. 190359/06, Mckenzie Group 28/10/2021 Complaints register current to 31/07/23	Street lighting has been installed on MPW3 but is not operational yet. Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			<p>Temporary lighting is only required on the MPW main construction compound. Lights are directed to receivers. No complaints have been received regarding this requirement.</p> <p>No Construction Certificate was issued during this audit period.</p>	
Site Audit Statement				
C36	<p>The Applicant must ensure that the Site Audit Report and Section A Site Audit Statement prepared under condition B169 of MPW Stage 2 (SSD 7709) are implemented for the duration of construction and operation of the development.</p>	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p>	<p>The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 has not involved excavation below the separation layer of MPW2 and is not handling PFAS impacted material and does not involve material export.</p> <p>Import of material is monitored by CARAS to verify that only VENM / ENM or other material approved by the EPA is imported to site. Refer A7-A19.</p> <p>Verification of implementation of the SAR and the LTEMP is being monitored by JBS&G and is verified through issue of the relevant validation report and SAS and SAR (see C37-C40).</p>	Compliant
C37	<p>Upon completion of importation and placement of fill on any part of the site (inclusive of all fill imported and/or placed under the conditions of this consent, as well as under SSD 7709), and prior to construction of permanent built surface works on that part of the site under any planning approval, the Applicant must submit to the Planning Secretary a Site Audit Report/s and Section A Site Audit Statement/s submitted in accordance with condition B171 of MPW Stage 2 (SSD 7709).</p>	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p> <p>MPW3 Southern Ring Road – Audit Area Summary Report, 21/12/22 (Validation Report).</p> <p>Site Audit Statement No. 0301-2020-7 for Southern ring road 22/12/2022.</p> <p>Submission to the DPE for southern works was made on the 10/2/2023 through the planning portal.</p> <p>Sighted Site Audit Reports for 6/2/2023 (Anzac Ave 2023), 25/11/2022 (INTS 2022) and 26/9/2022 Loop and State Rd.</p> <p>Sighted Site Audit Report 22/12/2022 for the Southern Ring Road from Enviroview.</p> <p>Site Audit Report 21/12/2022 by James Davis of Enviroview Pty Ltd, an NSW EPA Contaminated Land Accredited Site Auditor for the Southern Ring Road (or 'SRR') that is part of Lot 1 in DP 1197707 (parts of proposed Lots 7, 8, 9, 10, and 11) within the Moorebank Logistics Park.</p> <p>Site Audit Statement 0301-2020-7 by James Davis from Enviroview Pty Ltd dated 22/12/2022 for Southern Ring Road Site Audit Area</p>	<p>Verification that the site has been made suitable for its intended land use will be signed off by the Contaminated Site Auditor through the issue of a SAR and SAS for the site. The SAS for the southern ring road appears to have been submitted to the Department prior to commencement of construction of permanent built surface works on that land.</p> <p>No change from the previous audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C38	The requirements of condition C37 may be satisfied by the submission of a Site Audit Report/s and Section A Site Audit Statement/s in accordance with condition B171 of MPW Stage 2 (SSD 7709).	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p> <p>MPW3 Southern Ring Road – Audit Area Summary Report, 21/12/22 (Validation Report).</p> <p>Site Audit Statement No. 0301-2020-7 for Southern ring road 22/12/2022.</p> <p>Submission to the DPE for southern works was made on the 10/2/2023 through the planning portal.</p> <p>Sighted Site Audit Reports for 6/2/2023 (Anzac Ave 2023), 25/11/2022 (INTS 2022) and 26/9/2022 Loop and State Rd.</p> <p>Sighted Site Audit Report 22/12/2022 for the Southern Ring Road from Enviroview.</p> <p>Site Audit Report 21/12/2022 by James Davis of Enviroview Pty Ltd, an NSW EPA Contaminated Land Accredited Site Auditor for the Southern Ring Road (or 'SRR') that is part of Lot 1 in DP 1197707 (parts of proposed Lots 7, 8, 9, 10, and 11) within the Moorebank Logistics Park.</p> <p>Site Audit Statement 0301-2020-7 by James Davis from Enviroview Pty Ltd dated 22/12/2022 for Southern Ring Road Site Audit Area</p>	<p>Site Audit Statement No. 0301-2020-7 for Southern ring road 22/12/2022.</p> <p>Submission to the DPE for southern works was made on the 10/2/2023 this was done under the MPW2.</p> <p>No change from the previous audit period.</p>	Compliant
Long Term Environmental Management Plan				
C39	The Applicant must ensure that the Long-Term Environmental Management Plan/s (LTEMP) prepared under condition B172 of MPW Stage 2 (SSD 7709) is/are implemented for the duration of construction and operation of the development.	<p>Site inspection and interview with auditees 11/08/2023</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20 posted I the website.</p> <p>MPW3 Southern Ring Road – Audit Area Summary Report, 21/12/22 (Validation Report).</p> <p>Site Audit Statement No. 0301-2020-7 for Southern ring road 22/12/2022.</p> <p>Submission to the DPE for southern works was made on the 10/2/2023 through the planning portal.</p> <p>Sighted Site Audit Reports for 6/2/2023 (Anzac Ave 2023), 25/11/2022 (INTS 2022) and 26/9/2022 Loop and State Rd.</p> <p>Sighted Site Audit Report 22/12/2022 for the Southern Ring Road from Enviroview.</p> <p>Site Audit Report 21/12/2022 by James Davis of Enviroview Pty Ltd, a NSW EPA Contaminated Land Accredited Site Auditor for the Southern Ring Road (or 'SRR') that is part of Lot 1 in DP 1197707 (parts of proposed Lots 7, 8, 9, 10, and 11) within the Moorebank Logistics Park.</p> <p>Site Audit Statement 0301-2020-7 by James Davis from Enviroview Pty Ltd dated 22/12/2022 for Southern Ring Road Site Audit Area.</p>	<p>The Material Tracking Register is up to date and as from the last audit.</p> <p>The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. Excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 has not involved excavation below the separation layer of MPW2 and is not handling PFAS impacted material and does not involve material export.</p> <p>Import of material is monitored by CARAS to verify that only VENM / ENM or other material approved by the EPA is imported to site. Refer A7-A19.</p> <p>Verification of implementation of the SAR and the LTEMP is being monitored, and will be signed off, by the Contaminated Sites Auditor. Sighted Site Audit Reports for:</p> <ul style="list-style-type: none"> - 6/2/2023 - Anzac Ave 2023 - 25/11/2022 - INTS 2022 - 26/9/2022 - Loop and State Rd 	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
			<p>- 22/12/2022 - Southern Ring Road</p> <p>Site Audit Report 21/12/2022 and subsequent SAS produced conducted by James Davis of Enviroview Pty Ltd, a New SSW EPA Contaminated Land Accredited Site Auditor for the Southern Ring Road (or 'SRR') that is part of Lot 1 in DP 1197707 (parts of proposed Lots 7, 8, 9, 10, and 11) within the Moorebank Logistics Park (MLP).</p>	
C40	Any future update to the final approved LTEMP under MPW Stage 2 (SSD 7709) must be prepared in consultation with an NSW EPA accredited Site Auditor. Evidence that the Site Auditor agreed to the updates made to the LTEMP/s prepared under conditions B172 of MPW Stage 2 (SSD 7709) must be submitted to the Planning Secretary.	Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20	The LTEMP remains unchanged.	Not Triggered
Independent Environmental Audit				
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<p>Letter DPE to Aspect, 24/01/2023</p> <p>DPE approval dated 27/06/23 revised Independent Audit Team Agreement</p>	WolfPeak were approved as the Independent Auditors on before the commencement of the third Independent Audit.	Compliant
C42	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<p>Independent Audit No. 3 Audit Report, WolfPeak, 24/03/23</p> <p>Independent Audit Post Approval Requirements, DPE, 2020</p> <p>Email DPE to WolfPeak, 26/07/23 (DPE response on consultation on fourth audit)</p>	<p>The third Independent Audit was conducted in accordance with the IAPAR. The auditor is not aware of the Department providing any feedback on that report. No issues were raised during consultation with the Department as part of this second audit.</p> <p>This Independent Audit has been conducted in accordance with ISO 19011 and the IAPAR.</p>	Compliant
C43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	<p>Interview with auditees 11/08/2023</p> <p>Email DPE to WolfPeak, 26/07/23 (DPE response on consultation on fourth audit)</p>	The Project team are not aware of any alternate timeframes being specified by the Department. No alternate timeframes were raised by the Department during consultation on this second audit.	Not triggered
C44	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <ol style="list-style-type: none"> review and respond to each Independent Audit Report prepared under condition C42 of this consent, or condition C43 where notice is given; submit the response to the Planning Secretary; and make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. 	<p>Independent Audit No. 3 Audit Report, WolfPeak, 24/03/23</p> <p>Letter Aspect to DPE, 27/03/23 (Auditee response to third Audit Report and notification of non-compliances)</p> <p>DPE post approval portal lodgement, 27/03/23</p> <p>https://moorebankintermodalprecinct.com.au/community/document-library/?precinct=moorebank-precinct-west&instrument_number=stage-3-subdivision-ssd-10431&type=independent-reviews-and-audits</p>	The third Independent Audit site inspection was conducted on 15/02/23. The final report and the auditee's response were submitted on 27/03/23. The report and response are available online.	Compliant
C45	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	<p>Independent Audit No. 3 Audit Report, WolfPeak, 24/03/23</p> <p>Letter Aspect to DPE, 27/03/23 (Auditee response to third Audit Report and notification of non-compliances)</p> <p>DPE post approval portal lodgement, 27/03/23</p>	The third Independent Audit site inspection was conducted on 15/02/23. The final report and the auditee's response were submitted on 27/03/23.	Compliant
C46	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing	The Project is in construction.	This condition is not under this audit period.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			
PART D: PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE				
Staging of Subdivision				
D1	This consent allows staging of subdivision provided that, prior to the issue of the first Subdivision Certificate, the Applicant provides a Subdivision Staging Plan to the Planning Secretary for approval. The Subdivision Staging Plan must clearly identify each stage of the subdivision and the relevant estate works that relate to each stage (including but not limited to site services, internal roads and stormwater drainage).	-	-	Not Triggered
D2	If the Planning Secretary approves a Subdivision Staging Plan under condition D1, the Applicant must: <ul style="list-style-type: none"> a) carry out the subdivision in accordance with the approved Subdivision Staging Plan; and b) prior to the issue of a Subdivision Certificate for any stage of the subdivision, all subdivision works, and relevant estate works identified in the approved Subdivision Staging Plan for that stage must be completed. Any update of the approved Subdivision Staging Plan required under condition D1 must be provided to the Planning Secretary for approval, prior to issue of a Subdivision Certificate for the relevant stage. If an updated Subdivision Staging Plan is approved, the Applicant must comply with the requirements of (a) and (b) in relation to that approved updated plan.	-	-	Not Triggered
Works as Executed Plans				
D3	Prior to the issue of a Subdivision Certificate, detailed works as executed drawings must be prepared and endorsed by a Registered Surveyor, which show that the relevant estate works (including but not limited to site services, internal roads and stormwater drainage) have been completed. The works as executed drawings must be submitted to the Certifier prior to the issue of a Subdivision Certificate	-	-	Not Triggered
Statement of Compliance				
D4	Prior to the issue of a Subdivision Certificate, a Statement of Compliance shall be provided to the Certifier demonstrating that the proposed subdivision is consistent with relevant conditions of any relevant planning approval/development consent (to the extent that they are relevant and required for that stage), including but not limited to MPW Concept Proposal & Stage 1 (SSD 5066), MPW Stage 2 (SSD 7709) and the conditions of this consent.	-	-	Not Triggered
Easements				
D5	The Applicant must create and display on the Subdivision Plan those particular easements as required, inclusive of the requirements of conditions D6-D7 of this consent. The easements must include those easements described for the whole of the MPW site included in Appendix A of the Moorebank Precinct West	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	- Stage 3 - Response to Submissions Report (SSD 10431) (Aspect Environmental, July 2020).			
D6	The drainage easements must be consistent with the final drainage details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.	-	-	Not Triggered
D7	The access easements must be consistent with the final access details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.	-	-	Not Triggered
D8	As part of the Subdivision certification process and prior to lodgment of the Subdivision Plan at the NSW Land Registry Services (LRS), the Applicant must prepare a section 88B instrument as a component of the Subdivision Plan for the creation of all relevant easements, restrictions and covenants. The Subdivision Plan shall provide to the Certifier and the Planning Secretary evidence that all easements required by this approval, have been lodged for registration or registered at the NSW Land Registry Services.	-	-	Not Triggered
Telecommunications				
D9	Prior to the issue of a Subdivision Certificate for the development, the Applicant is to provide evidence, satisfactory to the Certifier, that arrangements have been made for: <ul style="list-style-type: none"> a) the installation of fibre-ready facilities to applicable lots and/or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises demonstrated through an agreement with a carrier. 	-	-	Not Triggered
D10	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	-	-	Not Triggered
Sydney Water Compliance Certificate				
D11	Prior to the issue of any Subdivision Certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing to the site under section 73 of the Sydney Water Act 1994.	-	-	Not Triggered
Operational Management				
D12	Prior to the issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPW Site must be prepared and submitted to the Planning Secretary for approval. The OEMP must: <ul style="list-style-type: none"> a) specify that SIMTA, as Qube Holdings Limited, or another nominated single entity named in the OEMP, retains sole responsibility for delivery and ongoing maintenance of estate works (including but not limited to site services, internal roads, stormwater drainage, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) across the entirety of the Site; and 	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	b) prescribes the management and maintenance measures applicable to the estate works described at (a) above.			
D13	<p>The Applicant must:</p> <p>a) not commence subdivision of the development until the OEMP is approved by the Planning Secretary; and</p> <p>b) carry out the operation of the development in accordance with the OEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</p> <p><i>Note: Nothing in this condition precludes the Applicant from construction of permanent built surface works.</i></p>	-	-	Not Triggered
D14	The requirement to comply with the OEMP is to be registered on title.	-	-	Not Triggered
Evacuation and Emergency Planning				
D15	<p>Prior to issue of a Subdivision Certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared by a suitably qualified and experienced person(s) and be consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development</i></p>	-	-	Not Triggered
PART E: DURING OPERATION				
Community Communication Strategy				
E1	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	-	-	Not Triggered
Discharge Limits				
E2	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	-	Not Triggered
Dangerous Good				
E3	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	-	-	Not Triggered



APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

The Proper Officer

[REDACTED]

27/06/2023

Dear [REDACTED]

Moorebank Precinct West Stage 3 - Request for IEA auditor approval (SSD-10431)

I refer to your request (SSD-10431-PA-52) for the NSW Planning Secretary's approval of suitably qualified persons to prepare the Independent Environmental Audit (**Audit**) for the Moorebank Precinct West Stage 3 (SSD-10431) (**Project**).

The Department of Planning and Environment (**department**) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the NSW Planning Secretary approves the appointment of the following auditor team to prepare the Audit for the Project.

In accordance with Condition C41 of SSD-10431 (**Consent**) and the Independent Audit Post Approval Requirements, the NSW Planning Secretary has agreed to the following audit team:

- [REDACTED]
[REDACTED]).

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

The department notes your request for ongoing approval of the auditor team for the duration of the Project. There is no approval pathway for your request via Condition C41 of the Consent or the IAPARs (May 2020) section 3.1.2.

The department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this IEA, each subsequent IEA under the consent and the IAPAR requires a request for re-endorsement of the existing audit team, or a request for agreement to a revised audit team be submitted to the department for consideration of the Secretary.

Department of Planning and Environment



Each request is reviewed and depending on the complexity of the project, the suitability of the proposed team will be considered of the Secretary.

Should you wish to discuss the matter further, please contact Gabriel Peters Shaw on 0288376395 or compliance@planning.nsw.gov.au

Yours sincerely



Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary



APPENDIX C – CONSULTATION RECORDS

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 26 July 2023 12:59 PM
To: [REDACTED]
Subject: RE: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit No. 4

Follow Up Flag: Follow up
Due By: Friday, 28 July 2023 4:00 PM
Flag Status: Completed

Good afternoon [REDACTED],

Apologies for the delay in getting back to you – [REDACTED] on leave, and I have only returned myself. I am stepping in for the project until [REDACTED] returns.

While the department has no further comments in relation to the scope as proposed, we request you consult with the project's Community Consultative Committee and with Liverpool City Council. Please ensure this and any responses from these bodies are included in the final report.

Regards

[REDACTED]
Senior Compliance Officer

Compliance | Department of Planning and Environment
T 02 8275 1169 | E [REDACTED]
4 Parramatta Square | Locked Bag 5022 | 12 Darcy Street, Parramatta NSW 2124
www.dpie.nsw.gov.au



The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

From: [REDACTED]
Sent: Wednesday, 19 July 2023 9:09 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit No. 4

Hi there.

I am one of the approved independent auditors on the Moorebank Precinct West Stage 3, SSD 10431 (the Project).

I am currently preparing to undertake the fourth independent audit on the Project. The audit is required to be conducted in accordance with SSD 10431 condition C42 and the Department of Planning and Environment's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/27156>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to commence on 11 August 2023, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

Any questions please let me know. I look forward to hearing from you.

 al
Executive Director - Infrastructure & Environmental Assurance




P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

 Consider the environment. Please don't print this e-mail unless really necessary.

[REDACTED]

From: [REDACTED]
Sent: Thursday, 27 July 2023 4:12 PM
To: ostel@liverpool.nsw.gov.au; lcc@liverpool.nsw.gov.au
Cc: [REDACTED]
Subject: RE: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit No. 4

Hi there.

I am one of the approved independent auditors on the Moorebank Precinct West Stage 3, SSD 10431 (the Project).

I am currently preparing to undertake the fourth independent audit on the Project. The audit is required to be conducted in accordance with SSD 10431 condition C42 and the Department of Planning and Environment's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/27156>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to commence on 11 August 2023, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Council on the direction of the Department of Planning and Environment.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance on Moorebank Precinct West Stage 3 SSD 10431, that are not already called up by the scope in Section 3.3 of the IAPAR.

I kindly request that any feedback be provided no later than 18 August 2023. Any feedback provided after this time may not be able to be captured in the audit due to timeframes set under the IAPAR.

Any questions please let me know. I look forward to hearing from you.

[REDACTED] | Principal
Executive Director - Infrastructure & Environmental Assurance





P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

♻️ Consider the environment. Please don't print this e-mail unless really necessary.

[REDACTED]

From: [REDACTED]
Sent: Friday, 18 August 2023 4:01 PM
To: [REDACTED]
Subject: Re: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit No. 4

Thank you

Sent from my iPhone

On 18 Aug 2023, at 3:51 pm, Derek Low <dlow@wolfpeak.com.au> wrote:

Hi [REDACTED] Thanks for the response.

The inspection and interviews have been completed. The auditee is currently preparing additional information not able to be sighted during the inspection, and the report is expected to be drafted by 11/09.

If you send a response by 9am 28/08 we can endeavour to capture the CCC concerns. We will try to address any comments received after this date, but this cannot be guaranteed.

Regards

[REDACTED] | Principal
Executive Director - Infrastructure & Environmental Assurance

<image001.png>

<image002.jpg>

P: 1800 979 716

M: 0402 403 716

A: Gadigal Country - Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

At WolfPeak, we live by our values and are committed to building a better future by enabling prosperity, environmental protection and positive stakeholder outcomes. In doing so, we acknowledge the Traditional Owners of Country and all Aboriginal and Torres Strait Islander people with whom we collaborate with, and respect their continuous connection to the land, waters and community. We commit to amplifying their voices in all aspects of our business and recognise their continued custodianship over the lands that have built modern Australia.

This email is intended only for the addressee and may contain confidential information. If you receive this email in error, please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment. Consider the environment. Please don't print this e-mail unless really necessary.

.

From: [REDACTED]
Sent: Friday, August 18, 2023 3:39 PM
To: [REDACTED]
Subject: Re: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit No. 4

Hi [REDACTED] could I please get a weeks extension on a response. We have a CCC meeting next Thursday and would like to get input from the members, thanks, [REDACTED]

Sent from my iPhone

On 27 Jul 2023, at 4:10 pm, [REDACTED]

Hi there.

I am one of the approved independent auditors on the Moorebank Precinct West Stage 3, SSD 10431 (the Project).

I am currently preparing to undertake the fourth independent audit on the Project. The audit is required to be conducted in accordance with SSD 10431 condition C42 and the Department of Planning and Environment's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link:

<https://www.planningportal.nsw.gov.au/major-projects/project/27156>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to commence on 11 August 2023, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the CCC on the direction of the Department of Planning and Environment.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request the CCC confirm if it any key issues it would like examined, relating to post-approval requirements and compliance on Moorebank Precinct West Stage 3 SSD 10431, that are not already called up by the scope in Section 3.3 of the IAPAR.

I kindly request that any feedback be provided no later than 18 August 2023. Any feedback provided after this time may not be able to be captured in the audit due to timeframes set under the IAPAR.

Any questions please let me know. I look forward to hearing from you.

[REDACTED] | Principal
Executive Director - Infrastructure & Environmental Assurance

<image001.png>

<image003.jpg>

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000



This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email.



WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.



 **Consider the environment. Please don't print this e-mail unless really necessary.**




APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Site Notice in place	
2	Road works, landscaping and footpath completed	

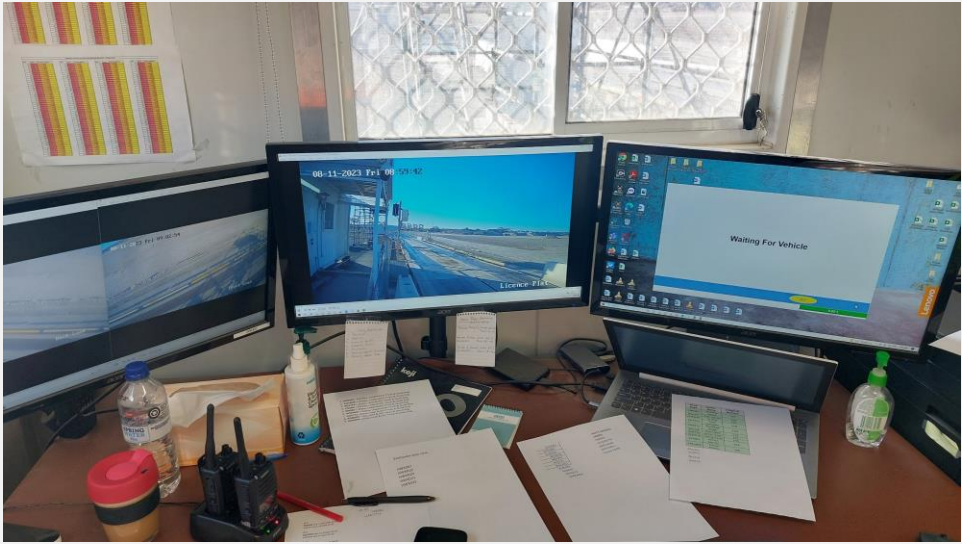
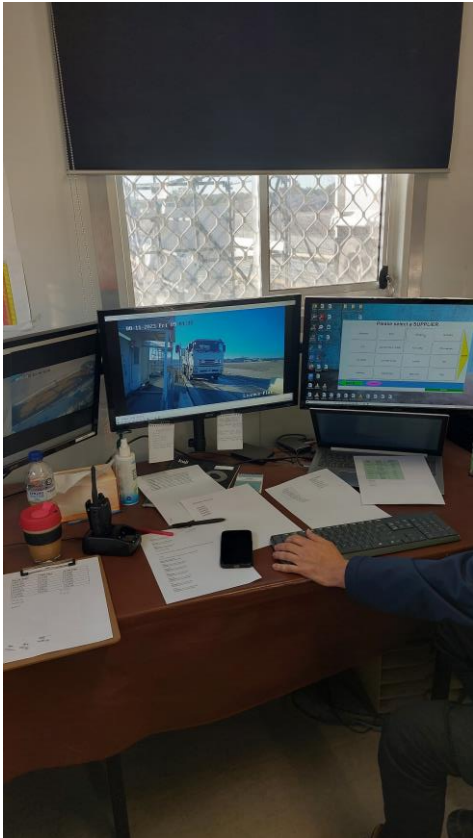
No.	Comment	Photograph
3	Vegetation and landscape along the completed road.	
4	Vegetation was inspected by the arborist during the site inspection.	

No.	Comment	Photograph
5	On-going stock piling on site	
6	Stockpile on site	

No.	Comment	Photograph
7		
8	Road works completed	

No.	Comment	Photograph
9	Water cart on site	
10	Water cart was in place	

No.	Comment	Photograph
11	Process implemented on site for in fil.	
12	Weighbridge overload protocol implemented on site.	

No.	Comment	Photograph
13	Monitoring system use in tracking the load of incoming and outgoing trucks.	
14	Actual utilisation of the truck monitoring system	



APPENDIX E – AUDITOR DECLARATION

Project Name:	Moorebank Intermodal Precinct West - Stage 3
Consent Number:	SSD 10431
Description of Project:	<p>Moorebank Precinct West - Stage 3 comprising:</p> <ul style="list-style-type: none"> - staged subdivision of the MPW site into nine allotments - importation of unconsolidated clean fill for compaction up to final land level and structural fill for warehouse pad completion - establishment and use of a temporary construction work compound area in the southern portion of the MPW site <p>ancillary works to facilitate establishment, access and servicing of the works compound and subdivision.</p>
Project Address:	Moorebank Avenue, Moorebank, NSW (Lot 1 in DP 1197707 and Lot 100 in DP 1049508).
Proponent:	Sydney Intermodal Terminal Alliance (SIMTA), as Qube Holdings Ltd
Title of Audit	Independent Audit No. 4
Date:	24 August 2023

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor:	██████████
Signature:	████████████████████
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd



APPENDIX F – ATTENDANCE REGISTER

